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Tender

CSC25050 16 Plus Supported Accommodation

Torbay Council

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

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Scope

Reference

CSC25050

Description

Torbay Council is seeking a range of providers to deliver 16 plus supported accommodation for our . The tender is being split into 7 Lots:

Lot 1 Supported Lodgings

Lot 2a Semi-Independent Accommodation (Complex Needs)

Lot 2b Semi-Independent Accommodation (Step-Down)

Lot 2c Semi-Independent Accommodation (18-24 Year Olds) and homeless / risk of homelessness (16-17 non-cared for or non-care experienced only)

Lot 3 Young Parents Service Lot 4a Multi-Occupancy (Complex Needs) Framework

Lot 4b Multi-Occupancy (Step-Down) Framework

The 16 plus support accommodation services are for Torbay Council's Children Cared For and Care Experienced young people aged 16-24, our young people who are homeless or at risk of homeless young people aged 16-17 and our young parents. The services need to be located within and operate across Torbay or no more than a 10 mile geographical radius of Torbay Local Authority administrative boundary to support our Sufficiency Duty and Statement to enable Torbay Young People to remain within their relevant local authority boundary as far as possible.

Commercial tool

Establishes a framework

Total value (estimated)

- £16,494,556 excluding VAT
- £19,793,469 including VAT

Above the relevant threshold

Main procurement category

Services

CPV classifications

- 85311000 - Social work services with accommodation
- 85310000 - Social work services

Contract locations

- UKK42 - Torbay

Lot constraints

Description of how multiple lots may be awarded:

Lot 1 Supported Lodgings: A single provider

Lot 2a Semi-Independent Accommodation (Complex Needs): Up to three providers

Lot 2b Semi-Independent Accommodation (Step-Down): Up to three providers

Lot 2c Semi-Independent Accommodation (18-24 Year Olds) and homeless / risk of homelessness (16-17 non-cared for or non-care experienced only): A single provider

Lot 3 Young Parents Service: A single provider

Lot 4a Multi-Occupancy (Complex Needs) Framework: Up to ten providers

Lot 4b Multi-Occupancy (Step-Down) Framework: Up to ten providers

As there is no limit to the number of, or combination of, Lots an Applicant may bid or be awarded, Applicants must ensure that they are confident in their capability and capacity to deliver all Lots they apply for.

Not the same for all lots

Contract dates and options are shown in Lot sections, because they are not the same for all lots.

Lot 1. Lot 1 Supported Lodgings

Description

A single provider to deliver Supported Lodgings, under a block contract encompassing:

- 6 units ring-fenced for standard support needs
- 10 units ring-fenced for enhanced support needs; and
- The option for the Provider to deliver additional units on a spot purchase basis.

Lot value (estimated)

- £2,825,825 excluding VAT
- £3,390,990 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 1 April 2026 to 31 March 2029
- Possible extension to 31 March 2031
- 5 years

Description of possible extension:

This contract can be extended for a further 2 years in increments of up to 12 months.

Options

The right to additional purchases while the contract is valid.

In addition to the 16 units, there will be the option for the Provider to deliver additional units on a spot-purchase basis from the Provider successful in their Application to Lot 1.

Same for all lots

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

Lot 2a. Lot 2a Semi-Independent Accommodation (Complex Needs)

Description

Up to three providers to deliver a range of multi-occupancy units for young people with more complex needs between the ages of 16-17, under a block contract arrangement.

This Lot will be structured and subsequently awarded on the basis of the number of units. The total number of units required for Lot 2a is 14. This may in exceptional circumstances be agreed by the Authority to be extended to after a Young Person's 18 birthday to ensure successful transition takes place.

The Authority will award to the highest scoring Applicant the number of Units to a maximum of 14. Where the highest scoring Applicant has bid for less than the maximum, the Authority will award the remaining Units available to the second highest scoring Applicant and so on until all required Units have been awarded.

In addition to the 14 units, there will be the option for the Provider(s) to deliver additional units on a spot-purchase basis from the Providers successful in their Application to Lot 2a. Where additional capacity is required, the Lot 4a Framework will be utilised.

Lot value (estimated)

- £4,307,242 excluding VAT
- £5,168,690 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 1 April 2026 to 31 March 2029
- Possible extension to 31 March 2031
- 5 years

Description of possible extension:

This contract may be extended for a further 2 years awarded in increments of up to 12 months.

Options

The right to additional purchases while the contract is valid.

In addition to the 14 units, there will be the option for the Provider(s) to deliver additional units on a spot-purchase basis from the Providers successful in their Application to Lot 2a.

Same for all lots

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

Lot 2b. Lot 2b Semi-Independent Accommodation (Step-Down)

Description

Up to three providers to deliver a range of multi-occupancy units for young people who are Cared For and/or Care Experienced (16-24) as part of a step-down from care and/or step-down for more intensive post-16 accommodation provision.

This provision will also be for young people aged 16-17 who are homeless, or at risk of

becoming homeless.

This Lot will be structured and subsequently awarded on the basis of the number of units. The total number of units required for Lot 2b is 20.

The Authority will award to the highest scoring Applicant the number of Units to a maximum of 20. Where the highest scoring Applicant has bid for less than the maximum, the Authority will award the remaining Units available to the second highest scoring Applicant and so on until all required Units have been awarded.

In addition to the 20 units, there will be the option for the Provider(s) to deliver additional units on a spot-purchase basis from the Providers successful in their Application to Lot 2b. Where additional capacity is required, the Lot 4b Framework will be utilised.

Lot value (estimated)

- £2,321,535 excluding VAT
- £2,785,842 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 1 April 2026 to 31 March 2029
- Possible extension to 31 March 2031
- 5 years

Description of possible extension:

This contract may be extended for a further 2 years awarded in increments of up to 12 months.

Options

The right to additional purchases while the contract is valid.

In addition to the 20 units, there will be the option for the Provider(s) to deliver additional units on a spot-purchase basis from the Providers successful in their Application to Lot 2b. Where additional capacity is required, the Lot 4b Framework will be utilised.

Same for all lots

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

Lot 2c. Lot 2c Semi-Independent Accommodation (18-24 Year Olds) and homeless / risk of homelessness (16-17 non-cared for or non-care experienced only)

Description

A single provider to provide a non-Ofsted Registered provision of 3 units of semi-independent accommodation young people aged 18 to 24 years. This provision may also be used for young people aged 16-17 years who are homeless, or at risk of becoming homeless where they are not cared for and/or care experienced.

Lot value (estimated)

- £348,190 excluding VAT
- £417,828 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 1 April 2026 to 31 March 2029
- Possible extension to 31 March 2031
- 5 years

Description of possible extension:

This contract may be extended for a further 2 years awarded in increments of up to 12 months.

Same for all lots

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

Lot 3. Lot 3 Young Parents Service:

Description

A single provider to deliver 12 units of supported accommodation for young parents with an offer of flexible resettlement support, under a block contract arrangement.

Lot value (estimated)

- £656,586 excluding VAT
- £787,903 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 1 April 2026 to 31 March 2029
- Possible extension to 31 March 2031
- 5 years

Description of possible extension:

This contract may be extended for a further 2 years awarded in increments of up to 12 months.

Same for all lots

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

Lot 4a. Lot 4a Multi-Occupancy (Complex Needs) Framework

Description

A Framework Agreement for spot-purchasing of placement requirements over and above the block contracted provision of Lot 2a to deliver a range of multi-occupancy units for young people with more complex needs between the ages of 16-17.

Up to ten Providers will be awarded a place on the Framework to deliver accommodation and support for young people with more complex needs between the ages of 16-17. This may in exceptional circumstances be agreed by the Authority to be extended to after a Young Person's 18 birthday to ensure successful transition takes place.

Lot value (estimated)

- £3,017,589 excluding VAT
- £3,621,106 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 1 April 2026 to 31 March 2029
- Possible extension to 31 March 2031
- 5 years

Description of possible extension:

This framework agreement may be extended for a further 2 years awarded in increments of up to 12 months.

Same for all lots

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

Lot 4b. Lot 4b Multi-Occupancy (Step-Down) Framework

Description

A Framework Agreement for spot-purchasing of placement requirements over and above the block contracted provision of Lot 2b. Up to ten Providers will be awarded a place on the Framework to deliver accommodation and support for young people who are Looked After and/or Care Leavers as part of a step-down from care and/or step-down from more intensive post-16 accommodation provision. Additionally, the Lot 4b Framework will be used to place young people (aged 16-17) who are homeless, or at risk of becoming homeless.

Lot value (estimated)

- £3,017,589 excluding VAT
- £3,621,106 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 1 April 2026 to 31 March 2029
- Possible extension to 31 March 2031
- 5 years

Description of possible extension:

This framework agreement may be extended for a further 2 years awarded in increments of up to 12 months.

Same for all lots

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

Framework

Maximum number of suppliers

Maximum percentage fee charged to suppliers

0%

Framework operation description

The framework is relevant for Lot 4a and 4b only. Prices will be determined on a spot-purchase instance.

Once a need for a placement has been identified a Placement Search will be issued to all relevant and eligible Framework Providers. The Placement Search will include information about the young person and their needs, in addition to their views, Health and Education, Family Time Arrangements and Risk Assessment. The Framework Providers will be required to respond to an Expression of Interest for the placement in question by the deadline specified. As part of the response to the Expression of Interest, eligible Framework Providers will be required to confirm their capacity and capability to accept the Placement along with their Ofsted Report and Costs.

Once the Expressions of Interest have been received, a Matching Meeting will take place to make a decision on which Framework Provider the young person will be placed with. The Matching Meeting will take into account the young person's needs and preferences, the location and suitability of the placement site to meet the needs of the young person and the Social Workers, and relevant Professionals advice.

Where it is determined that there are no Eligible Providers on the Framework able to meet the need of an individual young person following the Placement Search and subsequent Matching Meeting, the Authority reserves the right to place a young person with a non-framework supplier.

Award method when using the framework

With competition

Contracting authorities that may use the framework

Establishing party only

Participation

Legal and financial capacity conditions of participation

Lot 1. Lot 1 Supported Lodgings

Lot 2a. Lot 2a Semi-Independent Accommodation (Complex Needs)

Lot 2b. Lot 2b Semi-Independent Accommodation (Step-Down)

Lot 3. Lot 3 Young Parents Service:

Lot 4a. Lot 4a Multi-Occupancy (Complex Needs) Framework

Lot 4b. Lot 4b Multi-Occupancy (Step-Down) Framework

Registration with Ofsted

Financial Capacity

Confirmation of ability to obtain relevant insurances after contract award but before delivery start

Further information can be found in Part 4 Procurement Specific Questionnaire and Section C2.3 of Part 1 Information.

Lot 2c. Lot 2c Semi-Independent Accommodation (18-24 Year Olds) and homeless / risk of homelessness (16-17 non-cared for or non-care experienced only)

Financial Capacity

Confirmation of ability to obtain relevant insurances after contract award but before delivery start

Further information can be found in Part 4 Procurement Specific Questionnaire and Section C2.3 of Part 1 Information.

Technical ability conditions of participation

Lot 1. Lot 1 Supported Lodgings

Lot 2a. Lot 2a Semi-Independent Accommodation (Complex Needs)

Lot 2b. Lot 2b Semi-Independent Accommodation (Step-Down)

Lot 2c. Lot 2c Semi-Independent Accommodation (18-24 Year Olds) and homeless / risk of homelessness (16-17 non-cared for or non-care experienced only)

Lot 3. Lot 3 Young Parents Service:

Lot 4a. Lot 4a Multi-Occupancy (Complex Needs) Framework

Lot 4b. Lot 4b Multi-Occupancy (Step-Down) Framework

Relevant Experience and Contract Examples

Data Protection

Health and Safety

Payment in Contracts

Carbon Reduction

Modern Slavery

Relevant policies, procedures and accreditations required to deliver the contract

Further information can be found in Part 4 Procurement Specific Questionnaire and Section C2.3 of Part 1 Information.

Particular suitability

Lot 1. Lot 1 Supported Lodgings

Lot 2a. Lot 2a Semi-Independent Accommodation (Complex Needs)

Lot 2b. Lot 2b Semi-Independent Accommodation (Step-Down)

Lot 2c. Lot 2c Semi-Independent Accommodation (18-24 Year Olds) and homeless / risk of homelessness (16-17 non-cared for or non-care experienced only)

Lot 3. Lot 3 Young Parents Service:

Lot 4a. Lot 4a Multi-Occupancy (Complex Needs) Framework

Lot 4b. Lot 4b Multi-Occupancy (Step-Down) Framework

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

16 September 2025, 5:00pm

Tender submission deadline

30 September 2025, 12:00pm

Submission address and any special instructions

In order to provide unrestricted, full, direct and free of charge access to the Tender Documents the Authority is providing the Documents in PDF format in the Opportunities Area of the ProContract e-Tendering portal at www.supplyingthesouthwest.org.uk

In order to access amendable versions of the Documents and to submit a response Applicants must be registered as Suppliers on ProContract. Applicants should then express an interest in the opportunity and download the Word and Excel format Documents for completion and submission.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

15 December 2025

Recurring procurement

Publication date of next tender notice (estimated): 1 July 2030

Award criteria

Lot 1. Lot 1 Supported Lodgings

Name	Description	Type	Weighting
Method Statements	Quality for service and contract delivery. There are 5 method statements in total which add up to the percentage weighting.	Quality	51.00%
Price	The initial year price for the service.	Price	25.00%
Technical Questions	Technical questions to assess capability. There are 2 technical questions in total which add up to the percentage weighting.	Quality	14.00%

Name	Description	Type	Weighting
Social Value	Social Value assessment. The social value assessment for Lot 1 is a combination of a qualitative assessment and quantitative assessment. Further information can be found in Part 6 Social Value Requirement and Part 8 Short Set Social Value Calculator.	Quality	10.00%

Lot 2a. Lot 2a Semi-Independent Accommodation (Complex Needs)

Name	Description	Type	Weighting
Method Statements	Quality for service and contract delivery. There are 5 method statements in total which add up to the percentage weighting.	Quality	51.00%
Price	The initial year price for the service.	Price	25.00%
Technical Questions	Technical questions to assess capability. There are 2 technical questions in total which add up to the percentage weighting.	Quality	14.00%

Name	Description	Type	Weighting
Social Value	Social Value assessment. The social value assessment for Lot 2a is a combination of a qualitative assessment and quantitative assessment. Further information can be found in Part 6 Social Value Requirement and Part 8 Short Set Social Value Calculator.	Quality	10.00%

Lot 2b. Lot 2b Semi-Independent Accommodation (Step-Down)

Name	Description	Type	Weighting
Method Statements	Quality for service and contract delivery. There are 5 method statements in total which add up to the percentage weighting.	Quality	51.00%
Price	The initial year price for the service.	Price	25.00%
Technical Questions	Technical questions to assess capability. There are 2 technical questions in total which add up to the percentage weighting.	Quality	14.00%

Name	Description	Type	Weighting
Social Value	Social Value assessment. The social value assessment for Lot 2b is a combination of a qualitative assessment and quantitative assessment. Further information can be found in Part 6 Social Value Requirement and Part 8 Short Set Social Value Calculator.	Quality	10.00%

Lot 2c. Lot 2c Semi-Independent Accommodation (18-24 Year Olds) and homeless / risk of homelessness (16-17 non-cared for or non-care experienced only)

Name	Description	Type	Weighting
Method Statements	Quality for service and contract delivery. There are 5 method statements in total which add up to the percentage weighting.	Quality	51.00%
Price	The initial year price for the service.	Price	25.00%
Technical Questions	Technical questions to assess capability. There are 2 technical questions in total which add up to the percentage weighting.	Quality	14.00%

Name	Description	Type	Weighting
Social Value	Social Value assessment. The social value assessment for Lot 2c is a combination of a qualitative assessment and quantitative assessment. Further information can be found in Part 6 Social Value Requirement and Part 8 Short Set Social Value Calculator.	Quality	10.00%

Lot 3. Lot 3 Young Parents Service:

Name	Description	Type	Weighting
Method Statements	Quality for service and contract delivery. There are 5 method statements in total which add up to the percentage weighting.	Quality	51.00%
Price	The initial year price for the service.	Price	25.00%
Technical Questions	Technical questions to assess capability. There are 2 technical questions in total which add up to the percentage weighting.	Quality	14.00%

Name	Description	Type	Weighting
Social Value	Social Value assessment. The social value assessment for Lot 3 is a combination of a qualitative assessment and quantitative assessment. Further information can be found in Part 6 Social Value Requirement and Part 8 Short Set Social Value Calculator.	Quality	10.00%

Lot 4a. Lot 4a Multi-Occupancy (Complex Needs) Framework

Name	Description	Type	Weighting
Method Statements	Quality for service and contract delivery. There are 5 method statements in total which add up to the percentage weighting.	Quality	51.00%
Price	Price of one individual placement.	Price	25.00%
Technical Questions	Technical questions to assess capability. There are 2 technical questions in total which add up to the percentage weighting.	Quality	14.00%
Social Value	Social Value assessment. The social value assessment for Lot 4a is done via the Part 5 Award Questionnaire.	Quality	10.00%

Lot 4b. Lot 4b Multi-Occupancy (Step-Down) Framework

Name	Description	Type	Weighting
Method Statements	Quality for service and contract delivery. There are 5 method statements in total which add up to the percentage weighting.	Quality	51.00%
Price	Price of one individual placement.	Price	25.00%
Technical Questions	Technical questions to assess capability. There are 2 technical questions in total which add up to the percentage weighting.	Quality	14.00%
Social Value	Social Value assessment. The social value assessment for Lot 4a is done via the Part 5 Award Questionnaire.	Quality	10.00%

Other information

Payment terms

In consideration of the provision of the Services by the Supplier in accordance with the terms and conditions of this Contract, the Authority shall pay the Charges to the Supplier.

The Charges shall be calculated as set out in the Payment Schedule.

Unless otherwise stated in the Payment Schedule the Charges:

- (a) shall be payable from the Commencement Date;
- (b) shall remain fixed during the Term unless agreed by both parties; and
- (c) are the entire price payable by the Authority to the Supplier in respect of the Services and includes, without limitation, any royalties, licence fees, supplies and all consumables used by the Supplier, travel costs, accommodation expenses and the cost of Supplier

Personnel.

The Authority shall pay each properly submitted invoice received by the Supplier within 30 days of the date when Authority has determined that the invoice is a valid and undisputed in-voice. The Supplier shall accept payment electronically via BACS.

Further information on payment terms can be found in Clause 6 Charges and Payments of the Service Contract.

Description of risks to contract performance

Risk 1 (Applicable to Lots 1 to 3):

Risk Description:

Risk that block-contracted units are underutilised, leading to high void levels and reduced value for money. Persistent voids may lead to a reduction in contracted capacity, disrupt provider operations, or reduce overall placement availability.

Modification required if risk arises:

May trigger contractual reduction in capacity with appropriate notice. This will be managed through effective Contract Review Meetings.

Risk 2 (Applicable to all Lots, excluding Lot 2c):

Description of Risk:

Provider's Ofsted Registration is revoked during contract delivery

Modification required if risk arises:

Due to the nature of the service requiring an Ofsted Registration to remain compliant with relevant legislation, the contract will not be modified to accommodate a provision losing their Ofsted Registration and the contract may be suspended until such a time that the Registration is granted again, or terminated in line with the termination clause of the Contract.

Risk 3 (Applicable to all Lots):

Description of Risk:

Risk that future changes to statutory guidance, legislation, or national standards (e.g. supported accommodation regulation) may impact service delivery requirements, registration obligations, or contract compliance during the life of the contract.

Modification required if risk arises:

Contract may need to be varied in response to legal or regulatory change.

Further risk information:

Additional information on the 3 risks described above can be found in Section B11 of Part 1 Information.

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Special regime

Light touch

Documents

Associated tender documents

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

In order to provide unrestricted, full, direct and free of charge access to the Tender Documents, the Authority is providing the documents in PDF in the Opportunities Area of the ProContract e-tendering portal at <https://www.supplyingthesouthwest.org.uk/>

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Contracting authority

Torbay Council

- Public Procurement Organisation Number: PXLG-3144-TYMJ

Town Hall

Torquay

TQ1 3DR

United Kingdom

Contact name: Chloe Farquhar

Email: commercial.services@torbay.gov.uk

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

Region: UKK42 - Torbay

Organisation type: Public authority - sub-central government