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Planning

Provision of Care and Support in Newton House Extra Care Housing Scheme, Newton Road, Penrith CA11 9FY

Westmorland and Furness Council

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

Notice identifier: 2025/S 000-052943

Procurement identifier (OCID): ocds-h6vhtk-0591a5 ([view related notices](#))

Published 1 September 2025, 4:46pm

Scope

Description

In Westmorland and Furness the term 'extra care' housing is used to describe housing developments that comprise self-contained homes with design features and support services to enable people to self-care and continue to live independently. The 'extra' in extra care housing is generally recognised to be access to care services that can:

- Respond quickly to residents changing needs
- Provide unplanned care as and when required in addition to planned care
- Provide an emergency response.

People who live in Extra Care housing have their own self-contained homes - usually with a lounge, kitchen, bedroom and bathroom and access to care staff 24 hours a day, 7 days a week. There are also communal facilities and activities available.

Newton House has 54 self-contained units consisting of:

- a. 12 x 1 bedroom rental units
- b. 14 x 2 bedroom rental units
- c. 28 x 2 bedroom units shared ownership

There is a range of Facilities:

- Resident Lounge,
- Restaurant
- Activity rooms,
- Hairdresser
- Buggy store
- Assisted bathing
- Staff offices plus an Alarm Call System
- Car park
- Guest Suite
- Lift
- Communal gardens

For many people, Extra Care housing is the ideal solution as it means that they live in a home of their own, can stay together as a couple even with different levels of need, live as part of a supportive environment, in a location situated in the heart of the local community, but with the added reassurance that help is at hand. Extra Care housing allows people to move out of houses, where they are finding it difficult to cope, into a home where they can be secure and live independently. In some situations Extra Care Housing also allows people to move out of residential care and return to independent living.

Total value (estimated)

- £953,481 including VAT

Above the relevant threshold

Contract dates (estimated)

- 10 February 2026 to 9 February 2028
- Possible extension to 9 February 2029
- 3 years

Main procurement category

Services

CPV classifications

- 85000000 - Health and social work services

Contract locations

- UKD12 - East Cumbria

Engagement

Engagement deadline

24 February 2025

The engagement was carried out before this notice was published.

Engagement process description

Westmorland and Furness Council is looking to engage with existing and potential day opportunities providers to discuss the forthcoming of care and support contracts in 2 extra care housing schemes in Westmorland and Furness: Castlestead View, Kendal and Newton House, Penrith. The purpose of this event is to:

- provide information about the two extra care housing schemes
- discuss the service specification and proposed Key Performance Indicators
- provide details of the timeline for the forthcoming tenders
- allow providers to ask questions

Providers are not required to attend to be considered for the tender process but those attending should find the event beneficial, as it will outline the two extra care housing scheme, the proposed service specification and provide insight and information regarding the procurement process to be undertaken.

If you would like to join the meeting please send an email request for the meeting invite, by 12 noon Monday 24th February to: commissioning.waf@cumbria.gov.uk

Participation

Particular suitability

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Publication date of tender notice (estimated)

2 September 2025

Procedure

Special regime

Light touch

Contracting authority

Westmorland and Furness Council

- Public Procurement Organisation Number: PYYD-1758-YNVR

South Lakeland House

Kendal

LA9 4DQ

United Kingdom

Email: Procurement.Mailbox.WAF@Cumbria.gov.uk

Region: UKD12 - East Cumbria

Organisation type: Public authority - sub-central government

