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Tender

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

Westmorland and Furness Council

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

Notice identifier: 2025/S 000-052954

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

Published 1 September 2025, 5:02pm

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

Description of possible extension:

Option to extend for 12 months

Main procurement category

Services

CPV classifications

- 85000000 - Health and social work services

Contract locations

- UKD12 - East Cumbria

Participation

Particular suitability

- Small and medium-sized enterprises (SME)

- Voluntary, community and social enterprises (VCSE)

Submission

Enquiry deadline

24 September 2025, 12:00pm

Tender submission deadline

1 October 2025, 12:00pm

Submission address and any special instructions

<https://www.the-chest.org.uk/>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

11 November 2025

Award criteria

Name	Type	Weighting
Technical/Qualitative	Quality	80%
Commercial	Cost	20%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Special regime

Light touch

Documents

Associated tender documents

<https://www.the-chest.org.uk/>

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