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Tender

Homeless Singles Supported Housing Service

Westminster City Council

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

Notice identifier: 2025/S 000-054789

Procurement identifier (OCID): ocds-h6vhtk-04fc49 ([view related notices](#))

Published 8 September 2025, 4:17pm

Scope

Reference

PRJ_30538

Description

Westminster City Council (WCC) are recommissioning their Homeless Singles Supported Housing Service (previously titled Transitional Housing Approach).

The service is a pivotal and strategically aligned provision at the heart of the WCC's Homelessness and Rough Sleeping Strategy 2024. This service is a cornerstone of our ambition to prevent homelessness, enhance recovery, and transform lives through a dynamic, tailored, and outcomes-driven approach.

The Contract will deliver accommodation-based support to a portfolio of 58 bedspaces across six properties (three 24/7 staffed sites and three satellite step-downs units) based in Marylebone and Maida Vale.

Referrals into the service will be single individuals who are homeless or at risk of homelessness with associated complex support needs including mental and physical

health, substance misuse and criminal behaviours. The referrals will be made by [not exclusively] Probation, Housing Solutions Service, Adult Social Care, Street Outreach Teams and Statutory Mental Health Services.

Objectives of the Service is to appropriately support service users to

gain independence, experience improved health and wellbeing, access education, employment and training and transition into longer term more stable accommodation. Effective partnerships with the referring agencies, third sector and community-based organisations will be instrumental to achieving the outcomes required

The estimated commencement date of this contract 01/01/2026. The estimated service commencement date is 01/04/2026. The initial term of the contract is a 3 years. The Contract may, at the Authority's discretion, be extended for a further period of up to an aggregate of two (2) years, with a total contract period of five years (calculated from the Service Commencement Date), expiring no later than 31 March 2031.

During the Contract Period the Authority may, at its sole discretion, require additional Services to be delivered by the Provider, i.e. additional units of accommodation based support. Further details of this possible increase and how it may be implemented are set out in the Specification and Contract. As such, the Authority anticipates there could potentially be an increase in the total value of the Contract of up to 20% of its total 5 year budget.

The budget published includes this 20% additional capacity.

There will be a tender event will be conducted via Microsoft Teams on Monday 15th September 2025 This is an excellent opportunity to gain insights into the tender requirements, ask questions and provide feedback.

Detailed tender opportunity can be found in the Invitation to tender and specification viewed via <https://wcc.ukp.app.jaggaer.com/go/765717410198BDA6F7AC>

Total value (estimated)

- £4,358,904 excluding VAT
- £5,230,684 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 January 2026 to 31 March 2029
- Possible extension to 31 March 2031
- 5 years, 2 months, 31 days

Description of possible extension:

The Authority shall be entitled at its absolute discretion to extend the Contract by a single period not exceeding two years

Options

The right to additional purchases while the contract is valid.

Depending on available budget and needs there maybe scope for additional bed spaces for the permitted extension period of up to 2 years beyond the initial 3 year term.

Main procurement category

Services

CPV classifications

- 85300000 - Social work and related services

Contract locations

- UKI32 - Westminster
-

Participation

Legal and financial capacity conditions of participation

For further details please refer to the ITT on Jaggaer PRJ_30538

Technical ability conditions of participation

For further details please refer to the Specification and ITT on Jaggaer PRJ_30538

Particular suitability

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

Submission

Enquiry deadline

25 September 2025, 5:00pm

Tender submission deadline

7 October 2025, 12:00pm

Submission address and any special instructions

<https://wcc.ukp.app.jaggaer.com/>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

17 December 2025

Award criteria

Name	Description	Type	Weighting
Technical Envelope	Please refer to the ITT ref PRJ_30538 on Jaggaer	Quality	60%
Commercial Envelope	Please refer to the ITT ref PRJ_30538 on Jaggaer	Price	40%

Other information

Payment terms

Please refer to the contract terms and conditions attached on Jaggaer PRJ_30538

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Special regime

Light touch

Contracting authority

Westminster City Council

- Public Procurement Organisation Number: PJVD-6261-BPPJ

64 Victoria Street

London

SW1E 6QP

United Kingdom

Contact name: Salman Chaudhry

Email: schaudhry1@westminster.gov.uk

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

Region: UKI32 - Westminster

Organisation type: Public authority - sub-central government