

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/059282-2025>

Contract

Delivery of Social Value through Collaborative Resourcing of Capital Works

STOCKPORT HOMES LIMITED

F03: Contract award notice

Notice identifier: 2025/S 000-059282

Procurement identifier (OCID): ocds-h6vhtk-05a120

Published 24 September 2025, 2:06pm

Section I: Contracting authority

I.1) Name and addresses

STOCKPORT HOMES LIMITED

Cornerstone, 2 Edward Street

Stockport

SK13NQ

Email

procurementshl@stockporthomes.org

Country

United Kingdom

Region code

UKD35 - Greater Manchester South East

Companies House

04521257

Internet address(es)

Main address

www.stockporthomes.org

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Delivery of Social Value through Collaborative Resourcing of Capital Works

Reference number

ITT2024-25 003

II.1.2) Main CPV code

- 80531000 - Industrial and technical training services

II.1.3) Type of contract

Services

II.1.4) Short description

Stockport Homes Limited and Three Sixty SHG Limited (together referred to as SHG) requires the provision of employment and training services, focussed on opportunities for employment and training (including pre-employment training, training and education in a classroom setting and on-the-job training) through work on SHG's void properties, capital works on SHG's housing stock and other work opportunities. This opportunity encompasses the employment and training services (and other social, economic and

environmental objectives) alongside the works requirements.

CPV codes:

45000000

45100000

45300000

45400000

80000000

80500000

80531000

80550000

50700000

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £8,000,000

II.2) Description

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

Stockport Homes Limited and Three Sixty SHG Limited (together referred to as SHG) requires the provision of employment and training services, focussed on opportunities for employment and training (including pre-employment training, training and education in a classroom setting and on-the-job training) through work on SHG's void properties, capital works on SHG's housing stock and other work opportunities. This opportunity

encompasses the employment and training services (and other social, economic and environmental objectives) alongside the works requirements.

CPV codes:

45000000

45100000

45300000

45400000

80000000

80500000

80531000

80550000

50700000

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: Yes

Description of options

Initial three year contract with option to extend by a further two years in two 12 month periods. Total allowable contract term five years.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Award of a contract without prior publication of a call for competition in the cases listed below

- The procurement falls outside the scope of application of the regulations

Explanation:

The procurement falls outside the scope of application of the regulations. Explanation: SHG is committed to maximising employment, skills and training opportunities for residents of the Borough, its customers and particularly to ensuring outcomes from employment, skills and training opportunities are realistic, tailored and sustained. The primary aims of the proposed contract are to seek to promote social justice, tackle poverty, address inequalities and climate change and the services/works are provided in furtherance of these aims.

SHG requires the provision of employment and training services, focussed on opportunities for employment and training (including pre-employment training, training and education in a classroom setting and on-the-job training) through work on SHG's void properties, capital works on SHG's housing stock and other works opportunities.

SHG issued a prior information notice (PIN) on Find a Tender (ref 2024/S 000-029661) to seek EOI in an integrated works and services contract providing vocational training services (including delivery of the above employment and training outcomes) through the medium of construction works described above.

Economic operators that expressed an interest were asked to provide information on their experience and expertise in providing the above-described integrated works and services, or similar, by responding to a questionnaire.

Questionnaire responses sought to understand the extent to which economic operators were capable of delivering social value outcomes through integrated works and training and employment services together, with an understanding of the needs to ensure health and safety and other regulatory requirements were met in the delivery of works, alongside appropriate safeguarding of SHG' customers when works are delivered to occupied properties, while simultaneously providing successful social value outcomes in particular for beneficiaries of the training and employment services.

Responses demonstrated that economic operators were capable of delivery of parts of

SHG's stated requirements. SHG's review of responses received to the PIN concluded that the integrated works and services can be supplied by one economic operator. Only one response to the PIN demonstrated an ability to deliver both works and services together in an integrated manner which is critical to the delivery of the social value outcomes.

SHG has determined that a procedure under Reg.32 of the PCR 2015 (use of the negotiated procedure without prior publication) is required to enable SHG to negotiate an integrated services and works contract with the single economic operator. SHG considers that the negotiated procedure without prior publication is required under the following grounds:

- regulation 32(2)(b)(ii) (the works and services can be supplied only by a particular economic operator because competition is absent for technical reasons): the outcome of market testing demonstrates that competition is absent for technical reasons, that particularly there is only one economic operator with the expertise to deliver against SHG's requirements. Delivery of either (i) employability and training services or (ii) construction works in isolation does not achieve SHG's objectives, only one economic operator could deliver all SHG's requirements in an integrated fashion; and
- regulation 32(2)(b)(iii) (the works and services can be supplied only by a particular economic operator to ensure the protection of exclusive rights, including intellectual property rights): the identified economic operator has intellectual property rights in its delivery model that are required to be protected.

SHG requires an integrated approach to works and services delivery to achieve its stated social value outcomes. No reasonable alternative or substitute exists to deliver against SHG's requirements, the absence of competition is not the result of an artificial narrowing down of the parameters of the procurement.

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

Section V. Award of contract

Contract No

ITT2024-25 003

Title

Delivery of Social Value through Collaborative Resourcing of Capital Works

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

18 September 2025

V.2.2) Information about tenders

Number of tenders received: 1

Number of tenders received from SMEs: 1

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

B4Box Limited

B4Box Community College, Wharf Street

Stockport

SK4 1UD

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

06471949

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £8,000,000

Total value of the contract/lot: £8,000,000

Section VI. Complementary information

VI.3) Additional information

Prior Information Notice (PIN) relating to this opportunity published 17 September 2024 on Find a Tender.

Notice reference: 2024/S 000-029661

It is Stockport Homes intention to enter into negotiations with the chosen supplier following a standstill period of 10 days beginning the day after the publication of the VEAT notice.

Following negotiations with the chosen supplier, Voluntary ex ante transparency notice published 15 November 2024 on Find a Tender.

Notice reference: 2024/S 000-037115.

VI.4) Procedures for review

VI.4.1) Review body

High Court of Justice

Strand

London

WC2A 2LL

Country

United Kingdom