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Tender

Care Home Development Framework

Cornwall Council

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

Notice identifier: 2025/S 000-061463

Procurement identifier (OCID): ocds-h6vhtk-050d28 ([view related notices](#))

Published 1 October 2025, 4:13pm

Scope

Reference

DN754240

Description

This is a procurement for an open framework for the development of new care home accommodation with care and nursing provided in a care home setting.

In 2023, the Authority published its Supported and Specialist Housing Strategy, Cornwall Supported & Specialist Housing Strategy 2023-2050 which sets out the future demand for services. This procurement tender exercise is for the development of new care home schemes in strategic locations across Cornwall to meet the demand set out in the Specialist and Supported Housing Strategy and Market Position Statement. The Authority is inviting tenders from suitably experienced and qualified developers of care home accommodation and providers of care services to be appointed to the open framework.

In order to tender for a place on the Framework, a Supplier must be comprised of a Developer and a Care Services Provider. A Developer may either be the Care Services Provider, or have partnered with a Care Services Provider in order to be eligible for this

Procurement. It is the Supplier as a whole that will be appointed to the Framework, not the individual Developer or Care Services Provider in isolation.

The NHS Cornwall and the Isles of Scilly Integrated Care Board shall be entitled to access any care services ordered under this Framework.

Please refer to the tender documents for further details.

Commercial tool

Establishes an open framework

A series of frameworks with substantially the same terms. Awarded suppliers are carried over and new suppliers can bid.

Total value (estimated)

- £7,442,000,000 excluding VAT
- £7,442,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 May 2026 to 31 October 2027
- Possible extension to 30 April 2029
- 3 years

Description of possible extension:

Please refer to the Tender Documents for further information.

Main procurement category

Works

CPV classifications

- 45000000 - Construction work
- 85311000 - Social work services with accommodation
- 85000000 - Health and social work services

Contract locations

- UKK30 - Cornwall and Isles of Scilly

Framework

Open framework scheme end date (estimated)

30 April 2034

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

0%

Framework operation description

The Framework will be an Open Framework in accordance with section 49 of the Act.

The Authority is unable to give any guarantee as to the value of spend to be delivered through the Framework. However, the estimated aggregated total value of call-off contracts to be awarded over the maximum eight (8) year period of this Open Framework is £7,442,000,000. This is divided as follows:

- Anticipated spend on the Care Services across the Care Services Framework (Ref: DN770144) and this Framework: £7,400,000,000
- Anticipated spend on the Works across the Care Home Development Framework: £42,000,000

The estimated total value calculated is based on potential grant payments and void payments, as well as services provision costs across the term of the call-off contracts awarded under this Framework and the Care Services Framework (Ref: DN770144). The Authority will use both the Care Services Framework (Ref: DN770144) and this Framework to procure the Care Services and the spend on the Care Services under each framework will be determined by the market position as the framework progresses. The estimated total value is calculated based on potential grant payments and void payments across the term of the call-off contracts awarded under the Framework.

Appointment to the Framework will be for an initial term of eighteen (18) months with the Authority having absolute discretion to extend the initial term by a further period up to the date immediately preceding the third (3rd) anniversary of the commencement of the Framework. Each Successive Framework will be for a period of eighteen (18) months with the Authority having absolute discretion to extend the Successive Framework term by a further period of eighteen (18) months provided always that the maximum term of the Open Framework will not exceed eight (8) years from the commencement of the original Framework.

The Authority will re-open the Framework within the first three (3) years to admit more Suppliers to the Framework. There will be no limit on the number of Suppliers that may be appointed to the Framework. The Authority may appoint new Suppliers to the Successive Framework by re-opening the Framework in accordance with section 49 of the Act. Suppliers should refer to the applicable procurement documents published in relation to any Successive Framework for further details of the re-appointment process.

In the event that only one (1) Supplier bids for the Framework, the Authority reserves the right to carry out a separate value for money assessment, and at its absolute discretion, to decide to cancel the Procurement.

Please refer to the tender documents for further details.

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

Please refer to the Tender Documents Conditions of Participation for further information.

Technical ability conditions of participation

Please refer to the Tender Documents Conditions of Participation for further information.

Particular suitability

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

Submission

Enquiry deadline

6 January 2026, 5:00pm

Tender submission deadline

15 January 2026, 12:00pm

Submission address and any special instructions

<https://procontract.due-north.com/Advert?advertId=9113ccb9-8ab1-ef11-8132-005056b64545&p=696a9836-1895-e511-8105-000c29c9ba21>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

27 February 2026

Award criteria

Name	Description	Type	Weighting
Quality	Please refer to the Tender Documents for further information.	Quality	50.00%
Price		Price	35.00%
Social Value	Please refer to the Tender Documents for further information.	Quality	15.00%

Other information

Payment terms

Please refer to the Tender Documents and contractual documentation.

Description of risks to contract performance

Please refer to the Tender Documents and contractual documentation.

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Contracting authority

Cornwall Council

- Public Procurement Organisation Number: PYRH-9827-DWLP

County Hall

Truro

TR1 3AY

United Kingdom

Contact name: Mr Jeff Goostrey

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Region: UKK30 - Cornwall and Isles of Scilly

Organisation type: Public authority - sub-central government