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Tender

Specialist Residential Provision for Working Age Adults

Cornwall Council

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

Notice identifier: 2025/S 000-061487

Procurement identifier (OCID): ocds-h6vhtk-05a63a

Published 1 October 2025, 4:44pm

Scope

Reference

DN763294

Description

Specialist Residential Provision for Working Age Adults Re-contract

The current all age adult contract for care home services is planned to terminate on 31st March 2026. The Council will be replacing the current care homes services contract with two separate contracts.

This contract and tender process is focused on working age adults for those with a primary need of Learning disabilities , Autism, Mental Health needs and Complex Physical and/ or Sensory impairment. Placements are based on primary need, not age, so some individuals over 65 may be supported in these homes. The contract is for providers with existing care homes located in Cornwall.

There will be a separate contract and tender process for Older People 65 years plus.

The new contract for Specialist Residential Provision for Working Age Adults will operate differently to the current all age adult care home services contract. Refer to contract operation description in this notice. Full details of the contract operation and terms will be included with the Invitation To Tender (ITT) documents when the initial ITT is published.

Tender information and communications during the ITT process will be available via the Proactis tender portal <http://www.supplyingthesouthwest.org.uk>

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)

- £512,000,000 excluding VAT
- £614,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 30 March 2034
- 7 years, 11 months, 30 days

Main procurement category

Services

CPV classifications

- 85311000 - Social work services with accommodation

Contract locations

- UKK3 - Cornwall and Isles of Scilly

Lot constraints

Description of how multiple lots may be awarded:

Providers will be awarded separately for each lot for which they are successful.

If a provider is successful for both lots, then they will be awarded for both lots.

If a provider is only successful for one lot, then they will only be awarded for that lot.

Lot 1. Long-term Care Provision

Description

Long-term provision of care services with accommodation.

Lot value (estimated)

- £503,000,000 excluding VAT

- £604,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. Short Breaks Care Provision

Description

Short-term care services provision for breaks.

Lot value (estimated)

- £9,000,000 excluding VAT
- £10,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Framework

Open framework scheme end date (estimated)

31 March 2034

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

0%

Further information about fees

0

Framework operation description

The current overarching agreements for providers on the current contract will expire on 31 March 2026. Existing Individual Placement Agreements (IPAs) at contract termination will continue beyond that date, as provided for under the current overarching agreement. IPAs will continue as a spot purchase agreement.

The new contract for Specialist Residential Provision for Working Age Adults will operate differently to the current all age adult care home services contract. Providers should also note that the new contract will be different to the Council's initial intention to adopt an Approved Provider Agreement, as outlined in our recent market engagement and the Preliminary Market Engagement Notice.

The Authority is unable to give any guarantee as to the number of individual placements and value of spend to be delivered through the Framework. However, the estimated total value of the requirement over the eight (8) year total contract duration is an estimated value of £512 million (Year 1 £55 million).

The new contract will be a Light Touch Contract under the new Procurement Act 2023 (PA23). The Council will be adopting an Open Framework in accordance with section 49

of the Act, which is a series of successive frameworks.

There will be 3 Frameworks in the series for the new contract, with an overall contract duration of 8 years. The Council will adopt 2 re-openings, to allow additional providers to access the Framework over the duration of the contract:

Framework 1 will commence on 1st April 2026 with a duration of 3 years (initial tender)

Framework 2 will commence on 1st April 2029 with a duration of 3 years (the first re-opening)

Framework 3 will commence on 1st April 2032 with a duration of 2 years (the second re-opening)

The Authority may at its discretion open the framework at shorter intervals than set out where evidence provided from market engagement and/or call-offs demonstrates that there may not be sufficient market capacity ability to meet the demand for care services.

Each Framework will have the same terms and selection criteria. Providers awarded to a Framework will have the opportunity to be re-admitted to the next Framework with a new / amended submission or based on their previous submission. However, re-admittance to the next framework will not be automatic. The Council will contact providers currently awarded on the Framework to notify them of a re-opening and advise what is required from providers to be re-admitted.

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.

All new IPAs will be commissioned under the new Framework Agreement from 1 April 2026. Where providers are awarded onto the Framework, current IPAs will be re-purchased under the terms of the new Framework. Providers will only be considered for award of new business if they are accepted onto the Framework. Only providers accepted onto the Framework will have the opportunity to onboard, secure inflationary uplifts, access the vacancy tracker and be prioritised for new business. New IPAs will be placed through competitive award, with the option to direct award. The criteria for award will be consistent with Framework criteria. IPAs will be for the duration of the care package and can extend beyond the Framework duration on a spot purchase basis.

Full details of the contract operation and terms will be included with the Invitation To Tender (ITT) documents when the initial ITT is published in early October 2025.

Providers should note that the next opportunity to be considered for award onto the Framework will be at the 1st re-opening, with tender process planned to run during 2028

for contract start on 1st April 2029.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

NHS ICB will use this contract via an Access Agreement (refer to ITT)

Contracting authority location restrictions

- UKK3 - Cornwall and Isles of Scilly

Participation

Legal and financial capacity conditions of participation

Lot 1. Long-term Care Provision

Please refer to the ITT documentation for further details.

Lot 2. Short Breaks Care Provision

Please refer to ITT documents for further information.

Technical ability conditions of participation

Lot 1. Long-term Care Provision

Please refer to the ITT documentation for further details.

Lot 2. Short Breaks Care Provision

Please refer to ITT documents for further information.

Particular suitability

Lot 1. Long-term Care Provision

Lot 2. Short Breaks Care Provision

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

Submission

Enquiry deadline

7 November 2025, 5:00pm

Tender submission deadline

14 November 2025, 5:00pm

Submission address and any special instructions

Tender information and communications during the ITT process will be available via the Proactis Supplying the Southwest portal <http://www.supplyingthesouthwest.org.uk>.

Please express interest via the advert on Supplying the Southwest, which will also provide a link to the ITT when it is published.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

16 February 2026

Award criteria

Name	Description	Type	Weighting
Quality	Quality question responses	Quality	75.00%
Price	Acceptance of rate card	Price	15.00%
Social Value	Social value target for £equivalent value and description	Quality	10.00%

Other information

Payment terms

Please refer to the Tender Documents and contractual documentation for further details.

Description of risks to contract performance

Please refer to the Tender Documents and contractual documentation for further details.

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Special regime

Light touch

Contracting authority

Cornwall Council

- Public Procurement Organisation Number: PYRH-9827-DWLP

County Hall

Truro

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United Kingdom

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Region: UKK30 - Cornwall and Isles of Scilly

Organisation type: Public authority - sub-central government