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Tender

WCC Housing First

Westminster City Council

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

Notice identifier: 2025/S 000-063495

Procurement identifier (OCID): ocds-h6vhtk-054516 ([view related notices](#))

Published 8 October 2025, 7:19pm

Scope

Reference

PRJ_30525

Description

Westminster City Council (WCC) are recommissioning Housing First Services in two Lots:

- Lot 1 Housing First Support Service
- Lot 2 Housing First Violence Against Women and Girl (VAWG)

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.

Housing First is a widely renowned homelessness intervention strategy that prioritises providing permanent housing with high quality wraparound support. Its aims are for service users to retain their tenancies and graduate from intensive floating support to independence, therefore ending recurrent cycles of homelessness.

Housing First has been an established commissioned service in Westminster since 2017. This procurement aims to continue delivering this service primarily for clients who are currently in social tenancies through Housing First and to allow flexibility to accommodate new service users where new tenancies become available.

The overarching aim of this tender is to commission an intensive floating support model for Housing First, structured into two distinct lots: one providing a specialist service for women affected by Violence Against Women and Girls (VAWG) to support up to 36 women, and the other delivering a generic Housing First mixed gender service supporting up to 48 service users.

The estimated Commencement Date of this contract is 03/02/2026. The

estimated Service Commencement Date is 01/04/2026. The Initial

Contract Period is 3 years, with provision for extension, at WCC's discretion, for up to a further 3 years (1+1+1 years), providing a total contract period of up to 6 years (calculated from the Service Commencement Date), expiring no later than 31 March 2032.

During the Contract Period the Authority may, at its sole discretion, require additional Services to be delivered by the Provider, i.e. should additional tenancies or funding opportunities become available, in excess of the existing 48 Services Users, the Provider will liaise with the Authority to agree provisions. Any increase above the 48 places will be subject to funding availability and to the Authority's governance procedures. Any agreed scale-up of the Service would be aligned to Housing First model e.g. one extra worker per five to seven Service Users plus management support consideration. During the contract period the service may be scaled up to support an additional 10 -14 Service Users, this is subject to clause 47 of the Contract and is at the Authorities' discretion. The budget published does not include this additional capacity.

There will be a tender event held via Microsoft Teams

on Monday 20th October 2025. This is an excellent opportunity to

gain insights into the tender requirements, ask questions and provide

feedback.

Total value (estimated)

- £10,328,340 excluding VAT
- £12,394,008 including VAT

Above the relevant threshold

Contract dates (estimated)

- 3 February 2026 to 31 March 2029
- Possible extension to 31 March 2032
- 6 years, 1 month, 26 days

Description of possible extension:

Provision for extension, at WCC's discretion, for up to a further 3 years (1+1+1 years), providing a total contract period of up to 6 years (calculated from the Service Commencement Date), expiring no later than 31 March 2032.

For further details please refer to the ITT on Jaggaer PRJ_30525

Main procurement category

Services

CPV classifications

- 70333000 - Housing services
- 85000000 - Health and social work services

Lot constraints

Description of how multiple lots may be awarded:

For further details please refer to the ITT on Jaggaer PRJ_30525

Lot 1. Lot 1 Housing First Support Service

Description

Lot 1 Housing First- For further details please refer to the ITT on Jaggaer PRJ_30525

Lot value (estimated)

- £5,607,264 excluding VAT
- £6,728,716.80 including VAT

Same for all lots

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

Lot 2. Lot 2 Housing First Violence Against Women and Girls (VAWG)

Description

Lot 2 Housing First VAWG- for further details please refer to the ITT on Jaggaer PRJ_30525

Lot value (estimated)

- £4,721,076 excluding VAT
- £5,665,291.20 including VAT

Same for all lots

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

Participation

Legal and financial capacity conditions of participation

Lot 1. Lot 1 Housing First Support Service

Lot 2. Lot 2 Housing First Violence Against Women and Girls (VAWG)

For further details please refer to the ITT on Jaggaer PRJ_30525

Technical ability conditions of participation

Lot 1. Lot 1 Housing First Support Service

Lot 2. Lot 2 Housing First Violence Against Women and Girls (VAWG)

For further details please refer to the ITT on Jaggaer PRJ_30525

Particular suitability

Lot 1. Lot 1 Housing First Support Service

Lot 2. Lot 2 Housing First Violence Against Women and Girls (VAWG)

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

Submission

Enquiry deadline

27 October 2025, 5:00pm

Tender submission deadline

7 November 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)

21 January 2026

Award criteria

Name	Description	Type	Weighting
Technical Envelope	For further details please refer to the ITT on Jaggaer PRJ_30525	Quality	60%
Commercial Envelope	For further details please refer to the ITT on Jaggaer PRJ_30525	Price	40%

Other information

Payment terms

Please refer to the contract terms and conditions attached on Jaggaer PRJ_30525

Description of risks to contract performance

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: Sonya Edwards

Email: sedwards@westminster.gov.uk

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

Region: UKI32 - Westminster

Organisation type: Public authority - sub-central government