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Tender

Housing Related Support - Accommodation Framework

Manchester City Council

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

Notice identifier: 2025/S 000-064634

Procurement identifier (OCID): ocds-h6vhtk-054e6f ([view related notices](#))

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Scope

Reference

P-0816

Description

An Open Framework for the provision of short-term accommodation service to support vulnerable people, aged 18 or above, to help them regain their independence, live independently within their communities, maintain or improve their health and wellbeing, and participate in meaningful activities including work, training, volunteering and personal interests/hobbies.

The service will also remain flexible to accommodate younger individuals aged 16 or 17 years old or above on occasions, as requested by commissioners, ensuring tailored support to this group when needed. The expectation is that the significant majority of the people receiving support in housing related support accommodation will be 18 years of age or older.

In assessing individual housing related support needs, the Provider will be expected to identify and work with other agencies, to address the root causes of problems and not just the symptoms, and deliver sequenced, evidence-based interventions, strengths-based assessment and support planning.

Individuals who are in receipt of support in services must also be encouraged and supported to become actively involved in making decisions about their support, and they should be facilitated to do this wherever possible.

People accessing these accommodation-based support services will not be charged, other than rent and service charges, and utility bills as agreed in the accommodation provider's occupancy agreement.

The total open framework period will be for 8 years, with the following indicative terms for each framework in the scheme:

- Framework 1 - Period of 2 years with the option to extend for an additional year
- Framework 2 - Period of 2 years with the option to extend for an additional year
- Framework 3 - Period of 2 years with the option to extend for an additional year
- Framework 4 - Period of 2 years with the option to extend for an additional year

Successful suppliers of this procurement exercise will be appointed to Framework

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)

- £31,600,000 excluding VAT
- £37,920,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 31 January 2026 to 30 January 2028
- Possible extension to 30 January 2029
- 3 years

Description of possible extension:

As per section 49 of the Procurement Act 2023, the maximum term of the Open Framework will be 8 years. Therefore, depending on the number of extensions taken, the indicative periods above may change as the Open Framework progresses. For example, if extensions are taken for Framework 1 & 2, there will only be 2 years available for Framework 3, after which the Open Framework would expire.

In any case where only 1 supplier is awarded to a framework within the scheme, the Open Framework will expire at the end of its current framework. For example, if Framework 3 is only awarded to 1 supplier, then the Open Framework will expire after Framework 3 has ended.

Extensions will be reviewed for each Framework period however will be dependent on the supplier's ability to maintain their tendered offer.

Further details are outlined within the procurement documentation.

Main procurement category

Services

CPV classifications

- 98341000 - Accommodation services

Contract locations

- UKD33 - Manchester

Framework

Open framework scheme end date (estimated)

30 January 2034

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

0%

Framework operation description

Competitive Selection (mini competition).

When the framework agreement does not include all the terms governing the provision of the services concerned, the contracting authority must organise a further competition between the providers which are party to the framework agreement.

It is intended that further competitions will be used when:

- There is sufficient time to run a competitive procedure that it would not be prejudicial to the council's interests.
- Where further competition is the chosen route, all providers awarded under the framework will be invited to participate, unless it is clear that particular firms cannot meet

the specific needs.

The call-off procurement document will describe the requirement and tell bidders the basis on which evaluation the offers will be made (e.g., price, quality, social value and environment, together with an indication of the relative importance of these criteria).

The Evaluation Criteria Price, Quality, 20% Social Value and 10% Environment will remain unchanged in evaluating further competition. The weightings for Price and Quality criteria may differ to the original tender.

Criteria used for a further competition may differ from the award criteria used to set up the framework if they are related to (i.e. derive from) the original award criteria.

Bidders will be allowed sufficient time to prepare and submit their quotations.

Prices submitted during a further competition exercise must not exceed the relevant rates detailed in the Pricing Schedule submitted at the tender stage.

All documentation issued for further competition must refer to Manchester's Framework P-0816 in the invite to tender documents*.

Call-off contracts may be awarded following a competitive selection process after the expiration of the framework, provided the competitive selection process started prior to this.

Direct award without competition.

If the framework agreement sets out all the terms governing the provision of the, services concerned and all the objective conditions that are required to make a decision for award of the specific contract, then awarding the contract without re-opening competition amongst the parties to the framework agreement may be used. In this instance, the choice of provider must be based on the objective criteria laid out in the procurement documentation.

It is intended that direct awards will be available when:

- The time needed to run a further competition exercise would be prejudicial to the Council's interests. Such cases may include, but is not limited, emergency accommodation for vulnerable persons.
- Where direct award is the chosen route, the highest-ranking organisation from this tender exercise will be asked to confirm their availability to carry out the works. If the highest-ranking organisation is not available, the same process will be carried out with the next highest-ranking organisation. (This will continue until a suitable award is made).

For any direct award, the Pricing Schedule submitted at the tender stage will be used to price the works required.

Upon award of the Framework, the council will Direct award, without competition, call off contracts starting 01st April 2026, as per paragraph 62 of the ITT document. The contracts will be for a maximum of 12 months.

It is in the council's view that TUPE may be applicable to these call-off contracts

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Establishing party only

Participation

Legal and financial capacity conditions of participation

See tender documentation

Technical ability conditions of participation

See tender documentation

Particular suitability

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

Submission

Enquiry deadline

3 November 2025, 11:00am

Tender submission deadline

10 November 2025, 11:00am

Submission address and any special instructions

The Council is using the e-business portal known as the Chest. Applicants will need to register their details at the following link www.the-chest.org.uk . Once registered, applicants will be emailed a log-in and password which will allow them to gain access to the documentation relating to this opportunity. Applicants will need to electronically submit their completed tender documents, including procurement specific questionnaire, via the on-line portal by 11am on 10th November 2025 as referred to in the tender documentation. Any clarification queries must also be submitted via the Chest website by the date referred to in the tender documentation.

The link to the opportunity can be found here <https://procontract.due-north.com/Advert?advertId=e2b16b06-16a8-f011-813a-005056b64545&fromProjectDashboard=True>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

20 January 2026

Recurring procurement

Publication date of next tender notice (estimated): 1 October 2027

Award criteria

| Name | Description | Type | Weighting |
|-------------|----------------------|-------------|------------------|
| Quality | See tender documents | Quality | 45% |

| Name | Description | Type | Weighting |
|--------------|--|---------|-----------|
| Price | Suppliers are required to provide their rates as indicated in Appendix J - Pricing Schedule. A Scenario will then be used to calculate a Total price for an example call-off agreement. Each Suppliers total price from the scenario will be compared to the tender with the lowest priced scenario, to calculate the total price score as follows (excluding any tenders that are excluded or do not meet the Conditions of Participation or do not meet any minimum score thresholds for quality): (Lowest Price Tender / Supplier's Tender) * Price Weighting Further details can be found within the tender documentation. | Price | 25% |
| Social Value | See tender documents | Quality | 20% |
| Carbon | See tender documents | Quality | 10% |

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

<http://www.the-chest.org.uk>

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Applicants will need to electronically submit their completed tender documents, including procurement specific questionnaire, via the on-line portal by 11am on 17th November 2026 as referred to in the tender documentation.

Any clarification queries must also be submitted via the Chest website by the date referred to in the tender documentation.

<https://procontract.due-north.com/Advert?advertId=e2b16b06-16a8-f011-813a-0>

[05056b64545&fromProjectDashboard=True](#)

Please find the link to the opportunity.

Contracting authority

Manchester City Council

- Public Procurement Organisation Number: PLNV-8798-LDMP

Town Hall Extension

Manchester

M60 2LA

United Kingdom

Email: procurement@manchester.gov.uk

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

Region: UKD33 - Manchester

Organisation type: Public authority - sub-central government