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Contract

## **North Northamptonshire Council - Expression of Interest - Claridge Court and Dane House, Lot 1 Supported Living - Delivering Care and Support within a Supported Living setting from Commissioning Framework for People with a Learning Disability**

North Northamptonshire Council

F03: Contract award notice

Notice identifier: 2025/S 000-064918

Procurement identifier (OCID): ocds-h6vhtk-05ae9c

Published 13 October 2025, 4:28pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

North Northamptonshire Council

The Corby Cube, George Street

Corby

NN171QG

#### **Email**

[procurement@northnorthants.gov.uk](mailto:procurement@northnorthants.gov.uk)

#### **Country**

United Kingdom

#### **Region code**

UKF25 - North Northamptonshire

**Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

<https://www.northnorthants.gov.uk/>

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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**Section II: Object**

**II.1) Scope of the procurement**

**II.1.1) Title**

North Northamptonshire Council - Expression of Interest - Claridge Court and Dane House, Lot 1 Supported Living - Delivering Care and Support within a Supported Living setting from Commissioning Framework for People with a Learning Disability

**II.1.2) Main CPV code**

- 85000000 - Health and social work services

**II.1.3) Type of contract**

Services

**II.1.4) Short description**

Provision of Lot 1 Supported Living under the Commissioning Framework for People with a Learning Disability.

The Scheme is based in Rushden @ Claridge Court NN10 9YE.

Dane House is a 3 bedded supported living service, located at Queens Street, Rushden NN10 0AY.

#### **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: £1,742,500

### **II.2) Description**

#### **II.2.3) Place of performance**

NUTS codes

- UKF25 - North Northamptonshire

#### **II.2.4) Description of the procurement**

Claridge Court is made up of 16 self-contained one-bedroom flats with ensuite shower/wet rooms. People have their own front door with access gained via a fob. The flats are on two floors, there is a lift access to the first floor and doors/corridors are wide enough for wheelchair users. There is a level access patio and garden area, some of the flats have patio doors which open directly onto this and there is a storage area which people can use for storing their bikes.

The property is set back slightly from the main road and is on the edge of the town centre with a bus stop in front of it. There is car park to the side of the property which is used primarily for people's mobility cars. Each flat has a Tunstall call system in place allowing people to call for help and/or to talk to core staff on shift. North Northamptonshire Council commission and fund support for 8 individuals at the scheme. There are a further 5 tenants funded by either the Integrated Care Board (ICB) or out of area local authorities. There are currently 2 voids in the building and 1 individual has a historical package of support with a provider of their choice. Each person has their own tenancy agreement with Inclusion Housing, who are the landlord.

Note: Details regarding the ongoing SLA arrangements are still in discussion and will be shared as soon as possible.

There is 24-hour staff support at the service, providing core hours as follows:

Day Support - 15 hours per day, 105 hours per week.

Night Support - 2 waking night staff across the scheme.

Dane House is a 3 bedded supported living service, located at Queens Street, Rushden NN10 0AY. The Landlord is Inclusion Housing. Two individuals live at Dane House, one funded by North Northamptonshire Council and the other by Bedford Borough Council. There is one vacancy within the Service. This is a long-term vacancy which has not been filled due to compatibility issues. There is currently no requirement for the support provider to meet the rental costs of this third room. In addition to Individual (1-1) support there are shared hours in the day and a shared sleep in from 10pm - 7am, shared between the two individuals.

### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 100

Price - Weighting: 0

### **II.2.11) Information about options**

Options: No

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## **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:

Expression of Interest under North Northamptonshire Council - Lot 1 Supported Living - Delivering Care and Support Within a Supported Living Setting from Commissioning Framework for People with a Learning Disability

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

The procurement is covered by the Government Procurement Agreement: Yes

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## **Section V. Award of contract**

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

23 September 2025

#### **V.2.2) Information about tenders**

Number of tenders received: 5

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

#### **V.2.3) Name and address of the contractor**

Personalised 4 Autism Limited

NORTHAMPTON

NN4 7PA

Country

United Kingdom

NUTS code

- UKF24 - West Northamptonshire

Companies House

08382729

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: £1,742,500

Total value of the contract/lot: £1,742,500

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## **Section VI. Complementary information**

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

High Court of England and Wales Royal Court of Justice

Strand

London

WC2A 2LL

Country

United Kingdom