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Contract

## **24010 Extra Care Schemes Doddington Court, Jubilee Court, Nichols Court and Park View**

Cambridgeshire County Council

F03: Contract award notice

Notice identifier: 2025/S 000-068097

Procurement identifier (OCID): ocids-h6vhtk-0493bd

Published 24 October 2025, 10:54am

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

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

Cambridgeshire County Council

New Shire Hall, Alconbury Weald

Huntingdon

PE28 4YE

#### **Contact**

Mr David Isaacs

#### **Email**

[David.Isaacs@cambridgeshire.gov.uk](mailto:David.Isaacs@cambridgeshire.gov.uk)

#### **Telephone**

+44 1223703518

#### **Country**

United Kingdom

**Region code**

UKH12 - Cambridgeshire CC

**Internet address(es)**

Main address

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

Buyer's address

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

**I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

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

Regional or local Agency/Office

**I.5) Main activity**

General public services

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## **Section II: Object**

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

#### **II.1.1) Title**

24010 Extra Care Schemes Doddington Court, Jubilee Court, Nichols Court and Park View

Reference number

DN725400

#### **II.1.2) Main CPV code**

- 85000000 - Health and social work services

#### **II.1.3) Type of contract**

Services

#### **II.1.4) Short description**

Extra care housing (also known as 'housing with care') is defined as specialist accommodation designed to maximise the independence of older people by providing a safe, secure and stimulating environment. Service Users retain the independence of having their own home and at the same time benefit from the availability of around the clock social care and housing support.

The care and support services provided within extra care housing schemes will be personalised to meet the needs and choices of the Service User with a focus on supporting the Service User to achieve outcomes and goals that are most important to them. The service is expected to support Service Users to live independently and to maximise Service Users capacity to carry out tasks themselves.

The objectives of the service are to:

- develop Service Users' capacity to live independently within the community;
- reduce the number of people entering residential or nursing home care;
- reduce the number of emergency admissions to hospital;
- facilitate timely and safe discharge from hospital;

-promote social activities and ensure that service users can participate in activities.

-provide flexible, outcome focused, person centred care and support.

-Where the Provider is not also the Housing Provider, to facilitate and assist communication between the Service user and the Housing Provider.

#### **II.1.6) Information about lots**

This contract is divided into lots: Yes

#### **II.1.7) Total value of the procurement (excluding VAT)**

Value excluding VAT: £6,925,000

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

#### **II.2.1) Title**

Doddington Court and Jubilee Court

Lot No

1

#### **II.2.2) Additional CPV code(s)**

- 85000000 - Health and social work services

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

NUTS codes

- UKH12 - Cambridgeshire CC

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

Extra care housing (also known as 'housing with care') is defined as specialist accommodation designed to maximise the independence of older people by providing a safe, secure and stimulating environment. Service Users retain the independence of having their own home and at the same time benefit from the availability of around the clock social care and housing support.

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- promote social activities and ensure that service users can participate in activities.
- provide flexible, outcome focused, person centred care and support.
- Where the Provider is not also the Housing Provider, to facilitate and assist communication between the Service user and the Housing Provider.

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

Quality criterion - Name: Quality / Weighting: 65

Quality criterion - Name: Social Value / Weighting: 5

Price - Weighting: 30

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

Options: No

#### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

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

#### **II.2.1) Title**

Nichols Court

Lot No

2

**II.2.2) Additional CPV code(s)**

- 85000000 - Health and social work services

**II.2.3) Place of performance**

NUTS codes

- UKH12 - Cambridgeshire CC

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

Extra care housing (also known as 'housing with care') is defined as specialist accommodation designed to maximise the independence of older people by providing a safe, secure and stimulating environment. Service Users retain the independence of having their own home and at the same time benefit from the availability of around the clock social care and housing support.

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- facilitate timely and safe discharge from hospital;
- promote social activities and ensure that service users can participate in activities.
- provide flexible, outcome focused, person centred care and support.
- Where the Provider is not also the Housing Provider, to facilitate and assist communication between the Service user and the Housing Provider.

**II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 65

Quality criterion - Name: Social Value / Weighting: 5

Price - Weighting: 30

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

Options: No

#### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

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

#### **II.2.1) Title**

Park View

Lot No

3

#### **II.2.2) Additional CPV code(s)**

- 85000000 - Health and social work services

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

NUTS codes

- UKH12 - Cambridgeshire CC

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

Extra care housing (also known as 'housing with care') is defined as specialist accommodation designed to maximise the independence of older people by providing a safe, secure and stimulating environment. Service Users retain the independence of having their own home and at the same time benefit from the availability of around the clock social care and housing support.

The care and support services provided within extra care housing schemes will be personalised to meet the needs and choices of the Service User with a focus on

supporting the Service User to achieve outcomes and goals that are most important to them. The service is expected to support Service Users to live independently and to maximise Service Users capacity to carry out tasks themselves.

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- reduce the number of emergency admissions to hospital;
- facilitate timely and safe discharge from hospital;
- promote social activities and ensure that service users can participate in activities.
- provide flexible, outcome focused, person centred care and support.
- Where the Provider is not also the Housing Provider, to facilitate and assist communication between the Service user and the Housing Provider.

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

Quality criterion - Name: Quality / Weighting: 65

Quality criterion - Name: Social Value / Weighting: 5

Price - Weighting: 30

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

Options: No

#### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No



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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Open procedure

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

The procurement is covered by the Government Procurement Agreement: No

### **IV.2) Administrative information**

#### **IV.2.1) Previous publication concerning this procedure**

Notice number: [2024/S 000-027129](#)

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

### **Lot No**

1

### **Title**

Doddington Court and Jubilee Court

A contract/lot is awarded: Yes

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

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

29 August 2025

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

Number of tenders received: 37

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

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

Mears Extra Care Limited

Brockworth

Country

United Kingdom

NUTS code

- UKH12 - Cambridgeshire CC

The contractor is an SME

No

#### **V.2.4) Information on value of contract/lot (excluding VAT)**

Total value of the contract/lot: £3,735,251

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

### **Lot No**

2

### **Title**

Nichols Court

A contract/lot is awarded: Yes

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

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

29 August 2025

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

Number of tenders received: 40

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

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

Dear Universal Care Services (UK) Limited

London

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

No

**V.2.4) Information on value of contract/lot (excluding VAT)**

Total value of the contract/lot: £1,461,944

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**Section V. Award of contract**

**Lot No**

3

**Title**

Park View

A contract/lot is awarded: Yes

**V.2) Award of contract**

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

29 August 2025

**V.2.2) Information about tenders**

Number of tenders received: 36

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

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

Mears Extra Care Limited

Brockworth

Country

United Kingdom

NUTS code

- UKK13 - Gloucestershire

The contractor is an SME

No

**V.2.4) Information on value of contract/lot (excluding VAT)**

Total value of the contract/lot: £1,727,496

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**Section VI. Complementary information**

**VI.4) Procedures for review**

**VI.4.1) Review body**

Cambridgeshire County Council

Alconbury Weald

Country

United Kingdom