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Contract

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

Cambridgeshire County Council

F03: Contract award notice

Notice identifier: 2025/S 000-068097

Procurement identifier (OCID): ocds-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

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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

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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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

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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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.

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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

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](#)

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

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

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

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Cambridgeshire County Council

Alconbury Weald

Country

United Kingdom