

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/068970-2025>

Award

Provision of a Not for Profit' Operator for Staff & Student Accommodation

Great Western Hospitals NHS Foundation Trust

UK5: Transparency notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-068970

Procurement identifier (OCID): ocids-h6vhtk-05d546

Published 28 October 2025, 1:26pm

Scope

Reference

C385674

Description

Great Western Hospital NHS Foundation Trust (GWH), working with a developer partner, Prime Plc, (Prime) is seeking to appoint a not-for-profit operator of staff and student accommodation on its site, based in Swindon.

GWH, Prime and potential investors wish to enter into an initial non-contractual relationship with a Preferred Bidder, to participate in further discussions to establish a commercial delivery model. Should discussions be successful, and the Preferred Supplier demonstrate appropriate financial capacity, a contract will be awarded to the Preferred Bidder.

GWH advertised this opportunity under Notice UK4 - 3680 as a three stage competitive flexible procedure. GWH received one response to Stage 1 PSQ. The respondent successfully passed all PASS/FAIL questions and demonstrated appropriate experience

and technical ability.

GWH will enter into further discussions with Hyve by Prime regarding a suitable financial model.

The value indicated in this notice represents potential turnover only. The estimated value and corresponding VAT value are estimated only. The value is representative of the potential between the Operator and the Private Tenants (Trust Staff). It is not a contract value awarded by the Trust.

The operating start date is an estimate only and is subject to amendment. The length of the term is an estimate only and is subject to review post the completion of discussions with the Preferred Bidder.

GWH will observe a mandatory standstill period of eight (8) days, before awarding Preferred Bidder status to Hyve by Prime.

Contract 1. Provision of a Not for Profit' Operator for Staff & Student Accommodation

Suppliers

Supplier not yet selected

Contract value

- £12,500,000 excluding VAT
- £15,000,000 including VAT

Above the relevant threshold

Earliest date the contract will be signed

31 August 2027

Contract dates (estimated)

- 1 September 2027 to 31 August 2037
- Possible extension to 31 August 2042
- 15 years

Description of possible extension:

This is an estimate only and subject to change post negotiations.

Main procurement category

Services

CPV classifications

- 70333000 - Housing services

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Direct award

Direct award justification

Switching to direct award

Only one supplier responded to "Stage 1" of the Competitive Flexible Procedure - PSQ.

GWH is aware that this is a niche requirement and stated in notice UK-3680, that in the event that only one supplier responded successfully to all Pass/Fail questions at PSQ stage, GWH would reserve the right to award Preferred Bidder status to that organisation.

The award of "Preferred Bidder" to Hyve by Prime will enable the Trust and its developer partner "Prime Plc" to commence discussions with Hyve regarding a suitable financial model.

If negotiations are not successful, GWH confirms that it may choose to conclude the project at that point.

GWH will observe a mandatory standstill period of eight (8) days, before awarding Preferred Bidder status to Hyve by Prime.

Contracting authority

Great Western Hospitals NHS Foundation Trust

- Public Procurement Organisation Number: PRZJ-5573-LWLP

Marlborough Road

Swindon

SN3 6BB

United Kingdom

Contact name: Debbie Parin

Email: debbie.parin@nhs.net

Website: <https://www.gwh.nhs.uk/>

Region: UKK14 - Swindon

Organisation type: Public authority - central government