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Tender

Housing with Care Transformation Norfolk

Norfolk County Council

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

Notice identifier: 2025/S 000-070019

Procurement identifier (OCID): ocds-h6vhtk-05650d ([view related notices](#))

Published 31 October 2025, 11:17am

Scope

Reference

NCCT43238

Description

Norfolk County Council is seeking to award five contracts for Housing with Care services. Each Lot will comprise a number of Housing with Care schemes.

Total value (estimated)

- £105,091,392 excluding VAT
- £126,109,668 including VAT

Above the relevant threshold

Contract dates (estimated)

- 26 June 2026 to 25 June 2031
- Possible extension to 25 June 2033
- 7 years

Description of possible extension:

One contract extension period of 48 months.

Main procurement category

Services

CPV classifications

- 85310000 - Social work services

Lot constraints

Maximum number of lots a supplier can be awarded: 2

Description of how multiple lots may be awarded:

The council reserves the right to increase the number of contracts awarded to one provider in excess of 2 to ensure full coverage of the service.

Not the same for all lots

Contract locations are shown in Lot sections, because they are not the same for all lots.

Lot 1. Norwich

Description

This Lot consists of four schemes that require Housing with Care provision located within the city of Norwich. These are:-

Barley Court

Dell Rose Court

Harriet Court

The Meadows ?

Lot value (estimated)

- £40,780,572 excluding VAT
- £48,936,686 including VAT

Contract locations

- UKH15 - Norwich and East Norfolk

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. Norwich and North

Description

This Lot comprises of two Schemes that require Housing with Care provision North of Norwich. These are:-

?Green Lane View

Redmayne View

Lot value (estimated)

- £9,946,433 excluding VAT
- £11,935,719 including VAT

Contract locations

- UKH15 - Norwich and East Norfolk
- UKH16 - North and West Norfolk

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 3. North and East Norfolk (Coastal)

Description

This Lot comprises of four schemes require Housing with Care Provision in the North and

East Coastal region of Norfolk. These are:-

Addison Road and St. Augustine's Place

Benjamin Court

Lloyd Court

The Lawns

Lot value (estimated)

- £20,935,348 excluding VAT
- £25,122,417 including VAT

Contract locations

- UKH15 - Norwich and East Norfolk
- UKH16 - North and West Norfolk

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 4. West Norfolk

Description

This Lot comprises of two schemes that require Housing with Care provision in the West of Norfolk. These are:-

Lisbon Court

Oakes Court

Lot value (estimated)

- £12,892,232 excluding VAT
- £15,470,678 including VAT

Contract locations

- UKH16 - North and West Norfolk

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 5. South Norfolk

Description

This Lot comprises of three Housing with Care schemes that require care provision in the South of Norfolk. These are:-

Laburnum Grove

Robert Kett Court

Weavers Court

Lot value (estimated)

- £20,536,807 excluding VAT
- £24,644,168 including VAT

Contract locations

- UKH17 - Breckland and South Norfolk

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Participation

Legal and financial capacity conditions of participation

Lot 1. Norwich

Lot 2. Norwich and North

Lot 3. North and East Norfolk (Coastal)

Lot 4. West Norfolk

Lot 5. South Norfolk

The Invitation to Tender contains the details for legal and financial capacity. Insurances are not required before contract award and neither are audited accounts.

Particular suitability

Lot 1. Norwich

Lot 2. Norwich and North

Lot 3. North and East Norfolk (Coastal)

Lot 4. West Norfolk

Lot 5. South Norfolk

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

Submission

Enquiry deadline

4 December 2025, 12:00pm

Tender submission deadline

15 December 2025, 12:00pm

Submission address and any special instructions

This procurement will be managed electronically via the Council's eProcurement system. To participate in this procurement, applicants must first be registered on the system at <https://in-tendhost.co.uk/norfolkcc>.

Clarifications must be raised through the in-tend platform, and responses to clarification questions will be published on the in-tend platform. Clarifications will not be answered by email.

Full instructions for registration and use of the system can be found at <https://in-tendhost.co.uk/norfolkcc.aspx/Registration> and <https://in-tendhost.co.uk/norfolkcc.aspx/Help>. You will be able to see the procurement project under the 'Tenders' section and when registered and logged in will be able to

'Express an Interest' to view the associated documentation. In order to view clarifications, you must be logged in.

If you have any problems using the system you can find information under the 'Help' section of the website at <https://in-tendhost.co.uk/norfolkcc.aspx/Help>.

If you have any technical problems with accessing in-tend, you can contact the In-tend support team by phoning +44 (0) 114 407 0065 or emailing support@in-tend.co.uk.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

6 February 2026

Award criteria

Name	Type	Weighting
Price	Price	20%
Staffing	Quality	16%
Quality and Innovation	Quality	16%
Managing Unplanned Care	Quality	16%
Community and Engagement	Quality	16%
Mobilisation	Quality	16%

Other information

Description of risks to contract performance

Please note that both Norfolk County Council and Suffolk County Council have approved a devolution deal which is expected to lead to the establishment of a Mayoral Combined County Authority with strategic powers, headed by an elected mayor. Subject to the government laying a Statutory Instrument and to its approval by Parliament to formally establish the new combined authority, the first Mayoral election is expected to be in May 2026.

Government has also invited participation by Norfolk in Local Government Review. This process has the potential to lead to unitary local government in Norfolk. The contract may be assigned or novated to any successor authority(ies) to Norfolk County Council or to any joint body incorporating or formed by any such successor. The County Council or a successor authority or joint body may order services on behalf of other local authorities serving any area within Norfolk's current geographical boundaries.

Bidders should note that the contract values in this notice are estimate as payment will be on actuals delivered. Therefore the value could increase or decrease depending on the needs of those living in the accommodation. The figures in this notice do not include any uplifts to price during the life of the contract.

Applicable trade agreements

- Government Procurement Agreement (GPA)
- Comprehensive and Progressive Agreement for Trans-Pacific Partnership (CPTPP)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Special regime

Light touch

Documents

Associated tender documents

[NCCT43238 Intention to Bid Form \(appendix 5\).docx](#)

Appendix 5 to the Invitation to Tender

[NCCT43238-Confidentiality Agreement \(Appendix 4\).docx](#)

To be signed to obtain TUPE

[Nominations Allocation Panel Terms of Ref \(Appendix 6\).doc](#)

Appendix 6 to the Invitation to Tender

[Appendix 2 Housing with Care Hourly Rate Breakdown.xlsx](#)

Pricing Form

[Housing with Care Schemes in Norfolk - Terms and Conditions.docx](#)

[HwC Service Spec Final.docx](#)

[NCCT43238- Housing with Care Transformation Norfolk ITT.docx](#)

Contracting authority

Norfolk County Council

- Public Procurement Organisation Number: PDYH-3246-XWTR

County Hall, Martineau Lane

Norwich

NR1 2DH

United Kingdom

Email: sourcingteam@norfolk.gov.uk

Region: UKH15 - Norwich and East Norfolk

Organisation type: Public authority - sub-central government

