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Tender

Temporary Accommodation Nightly Paid framework

Oldham Metropolitan Borough Council

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

Notice identifier: 2025/S 000-071306

Procurement identifier (OCID): ocds-h6vhtk-05db14

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Scope

Description

Oldham Council is seeking to create a temporary accommodation (TA) framework for Nightly Paid consisting of highly skilled, socially aware and reputable providers to assist with the delivery of statutory temporary accommodation provision under Part VII of the Housing Act 1996.

The framework will be split into lots (please see below), bidders are able to bid for one, two or all lots:

- Lot 1: Nightly Paid Provision Framework

? Lot 1.1 - Bedsit accommodation

? Lot 1.2 - One bed accommodation

? Lot 1.3 - Two bed accommodation

? Lot 1.4 - Three bed accommodation

- Lot 1.5 - Four bed accommodation
- Lot 2: Private Sector Leasing - Supply of Residential Dwellings

Commercial tool

Establishes an open framework

A series of frameworks with substantially the same terms. Awarded suppliers are carried over and new suppliers can bid.

Total value (estimated)

- £45,500,000 excluding VAT
- £54,600,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 March 2026 to 28 February 2029
- Possible extension to 28 February 2031
- 5 years

Description of possible extension:

Option to renew for a further 2 years.

Main procurement category

Services

Contract locations

- UKD3 - Greater Manchester

Not the same for all lots

CPV classifications are shown in Lot sections, because they are not the same for all lots.

Lot 1. Lot 1 Nightly Paid provision

Description

Oldham Council is seeking to create a temporary accommodation (TA) framework for Nightly Paid consisting of highly skilled, socially aware and reputable providers to assist with the delivery of statutory temporary accommodation provision under Part VII of the Housing Act 1996.

The framework will be split into lots (please see below), bidders are able to bid for Lot one, Lot two or both lots:

- Lot 1: Nightly Paid Provision Framework

? Lot 1.1 - Bedsit accommodation

? Lot 1.2 - One bed accommodation

? Lot 1.3 - Two bed accommodation

? Lot 1.4 - Three bed accommodation

? Lot 1.5 - Four bed accommodation

Amongst other requirements which are detailed in the procurement documents providers will be required to provide furniture packs for each unit made available, undertake their own repairs and maintenance to the properties and certain landlord duties that provide for a safe and comfortable environment.

Lot value (estimated)

- £35,000,000 excluding VAT
- £42,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 55250000 - Letting services of short-stay furnished accommodation
- 70210000 - Residential property renting or leasing services
- 70331000 - Residential property services
- 98341000 - Accommodation services

Same for all lots

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

Lot 2. Lot 2: Private Sector Leasing - Supply of Residential Dwellings

Description

Providers seeking to identify suitable housing under Lot 2 would be given the opportunity to collaborate with the Council to increase the supply of self-contained residential dwellings through a variety of lease arrangements and operating models. Lot 2 is driven by outcomes with the core aim of increasing supply and access to suitable dwellings secured from both the social rented sector and private rented sector.

Lot value (estimated)

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

Framework lot values may be shared with other lots

CPV classifications

- 70100000 - Real estate services with own property
- 70200000 - Renting or leasing services of own property

Same for all lots

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

Framework

Open framework scheme end date (estimated)

28 February 2031

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

0%

Framework operation description

The objective of the selection process is to assess the responses to the tenders submitted and to then select a preferred bidder with the intention to appoint.

The tender evaluation exercise will seek to balance the issues of quality and price to ensure that the bidder chosen offers the best deal for the Council.

Upon receipt of formal tenders, the Council will be concerned to ensure that there has been full compliance with the ITT documents, and all necessary information has been supplied. The information supplied will be checked for completeness and compliance before responses are evaluated. The Council shall not be bound to accept the lowest price of any bid submitted.

Schedule 1 of the ITT Response Document will be marked on a pass/fail basis and this will entail conducting an independent financial credit check (via Company Watch) along with the taking up of references.

Schedule 2 and 3 of the ITT Response Document will be evaluated on the basis of the most advantageous offer to the Council.

Award method when using the framework

With competition

Contracting authorities that may use the framework

Establishing party only

Submission

Tender submission deadline

12 January 2026, 12:00pm

Submission address and any special instructions

<https://procontract.due-north.com/Register>

Reference - DN796466

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

6 February 2026

Recurring procurement

Publication date of next tender notice (estimated): 28 August 2030

Award criteria

Name	Type	Weighting
Price	Price	50%
Quality	Quality	40%
Social Value	Quality	10%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Justification for not publishing a preliminary market engagement notice

Maintaining a level playing field for all suppliers. Informal market engagement carried out.

Contracting authority

Oldham Metropolitan Borough Council

- Public Procurement Organisation Number: PMRJ-8362-DVNT

Spindles Shopping Centre, West Street

Oldham

OL1 1HD

United Kingdom

Email: commercial.procurementunit@oldham.gov.uk

Region: UKD37 - Greater Manchester North East

Organisation type: Public authority - sub-central government