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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 000-071455

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

Published 6 November 2025, 8:51am

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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 Value = £30,000,000 Ex VAT

Lot 2 Value = £3,000,000

Estimated Values

- 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)**

- £30,000,000 excluding VAT
- £36,000,000 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.

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## **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 1 lots.

Lot 1 Value = 30,000,000

Lot 2 Value = 3,000,000

Estimated values

- 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)**

- £30,000,000 excluding VAT
- £36,000,000 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.

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## **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)**

- £3,000,000 excluding VAT
- £3,600,000 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.

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## **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

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## **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

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**Award criteria**

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

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**Other information****Conflicts assessment prepared/revised**

Yes

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**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.

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## **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](mailto:commercial.procurementunit@oldham.gov.uk)

Region: UKD37 - Greater Manchester North East

Organisation type: Public authority - sub-central government