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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](#)

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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.

Bidders are invited to bid for all lots in it's entirety or one or more lots, provided they can deliver on the general requirements.

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.

Providers shall provide a minimum furniture package for each unit that is made available for occupation pursuant to the Framework for all Lots 1 - 5. All furniture provided must meet the Furniture and Furnishings (Fire Safety) Regulations 1988 (as amended in 1989, 1993 and 2010), furniture items and upholstery must meet minimum levels of health and

fire safety.

Furniture packages must also be of a reasonable standard and adequate for each household. In carrying out their due diligence and inspecting each unit before let, the provider shall take necessary steps to supply replacement furniture prior to making a dwelling available to minimise disruption and disappointment

Value = £33,000,000 Ex VAT

Estimated

Nightly Paid Provision Framework

? Lot 1 - Bedsit accommodation

? Lot 2 - One bed accommodation

? Lot 3 - Two bed accommodation

? Lot 4 - Three bed accommodation

? Lot 5 - Four bed accommodation

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)

- £33,000,000 excluding VAT
- £39,600,000 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

CPV classifications

- 55250000 - Letting services of short-stay furnished accommodation
- 70210000 - Residential property renting or leasing services
- 70331000 - Residential property services
- 98340000 - Accommodation and office services

Contract locations

- UKD3 - Greater Manchester
-

Lot 1A (was 1). Bedsit accommodation

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, bidders are able to bid for all Lots

? Lot 1.A - Bedsit accommodation

Lot value (estimated)

- £33,000,000 excluding VAT
- £39,600,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 2A (was 2). ? Lot 2. A - One bed accommodation

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, bidders are able to bid for all Lots.

Lot 2. A - One bed accommodation

Lot value (estimated)

- £33,000,000 excluding VAT
- £39,600,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 3A. Two bed accommodation

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, bidders are able to bid for all Lots.

? Lot 3. A - Two bed accommodation

Lot value (estimated)

- £33,000,000 excluding VAT

- £39,600,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 4A. Three bed accommodation

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, bidders are able to bid for all Lots.

? Lot 4A - Three bed accommodation

Lot value (estimated)

- £33,000,000 excluding VAT
- £39,600,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 5A. Four bed accommodation

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, bidders are able to bid for all Lots.

? Lot 5A - Four bed accommodation

Lot value (estimated)

- £33,000,000 excluding VAT
- £39,600,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, 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

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United Kingdom

Email: commercial.procurementunit@oldham.gov.uk

Region: UKD37 - Greater Manchester North East

Organisation type: Public authority - sub-central government