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Tender

Framework for Supported Living Services for Adults (Phase 1 - Building based schemes with multiple tenants)

Stockton on Tees Borough Council

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

Notice identifier: 2025/S 000-072051

Procurement identifier (OCID): ocds-h6vhtk-05d7b9 ([view related notices](#))

Published 7 November 2025, 1:37pm

Scope

Reference

OPEN20251912

Description

This tender is applicable to selected Supported Living Schemes located within the boundaries of the Borough of Stockton-on-Tees. The Supported Living Provider(s) will be registered with the Care Quality Commission for the regulated service - Personal Care, as this is likely to be a required part of the majority of commissioned care and support services.

Supported Living Services in Stockton-on-Tees Borough are delivered under a number of models: (Lots 1 & 2) Large Building-based schemes, (Lots 3-6 = Direct Award) schemes where the Care and Support Provider is also the owner/landlord of the Supported living scheme (and therefore holds an "exclusive right" to deliver services from the scheme), and various smaller Core and cluster schemes.

This tender relates to the first two types of scheme only, with the Core and cluster

schemes being programmed for a further tender, in February 2026.

For the larger Building-based schemes, we are making it a Condition of Participation that bidders can demonstrate equivalent experience in delivering a scheme of a similar size and scale. If equivalent experience is not evidenced, then bids would be considered unsuitable and would be rejected and any submitted award questionnaire would be immediately disqualified.

The Phase 1 (larger Supported Living Schemes) are:

Acorn House - 14 tenants (Lot 1)

Kirkdale House - 23 tenants (Lot 2)

Phase 2, Lots 3-6 (Direct Award)

Future Phase 3 - Where potential bidders are delivering smaller schemes that are not equivalent to larger building-based schemes, we would welcome bids in the February 2026 tender.

Commercial tool

Establishes a framework

Total value (estimated)

- £11,850,000 excluding VAT
- £11,850,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 2029
- Possible extension to 31 March 2031

- 5 years

Description of possible extension:

2 x options to extend by 12 months, conditional on satisfactory performance of services

Options

The right to additional purchases while the contract is valid.

None

Main procurement category

Services

CPV classifications

- 85310000 - Social work services

Contract locations

- UKC11 - Hartlepool and Stockton-on-Tees

Lot constraints

Description of how multiple lots may be awarded:

Lots 1 & 2, Highest Scoring Tender, conditional on bidder not being excluded or excludable, Providing details of Core Information via the Central Digital Platform and fulfilling Conditions of Participation

Lots 3 to 6, Direct Award, conditional on bidder not being excluded or excludable, Providing details of Core Information via the Central Digital Platform and fulfilling Conditions of Participation

Lot 1. Acorn House

Description

Building based Supported Living containing 14 tenancies for people with Standard support needs. The setting contains communal areas accessed by all tenants. Required services are set out in a detailed Service Specification and a sample of Pen Pictures relating to current tenants

Lot value (estimated)

- £1,836,000 excluding VAT
- £1,836,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 2. Kirkdale House

Description

Building based Supported Living containing 23 tenancies for people with Complex support needs. The setting contains communal areas accessed by all tenants. Required services are set out in a detailed Service Specification and a sample of Pen Pictures relating to current tenants

Lot value (estimated)

- £5,055,000 excluding VAT
- £5,055,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Framework

Maximum number of suppliers

2

Maximum percentage fee charged to suppliers

0%

Justification for framework term over 4 years

Light Touch Services - Continuity of Care and Support services for vulnerable adults

Framework operation description

Schemes will be identified as Standard or Complex and an hourly rate will be paid based on Core Shared day hours, Core nighttime hours and identified individual support hours identified as being needed through a Care Act Social Care Assessment undertaken by a social care professional.

The selection process for the award of contracts will be a professional assessment of the most suitable available supported living accommodation available.

Award method when using the framework

Without competition

Contracting authorities that may use the framework

Establishing party only

Participation

Particular suitability

Lot 1. Acorn House

Lot 2. Kirkdale House

- Small and medium-sized enterprises (SME)

- Voluntary, community and social enterprises (VCSE)

Submission

Enquiry deadline

1 December 2025, 5:00pm

Tender submission deadline

8 December 2025, 12:00pm

Submission address and any special instructions

<https://open-uk.org/>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

16 December 2025

Recurring procurement

Publication date of next tender notice (estimated): 1 February 2026

Award criteria

Name	Description	Type	Weighting
Highest Scoring Tender	<p>Criteria 1. CQC</p> <p>Registration and local office Pass/Fail Criteria</p> <p>2. Transition and Mobilisation = 25%</p> <p>Criteria 3. Communal Living Acorn House & Kirkdale House (including wellbeing) = 20%</p> <p>Criteria 4. Delivering a person-centred service = 15%</p> <p>Criteria 5. Promoting independence = 10%</p> <p>Criteria 6. Workforce availability, support, training and development = 10%</p> <p>Criteria 7. Case Study = 15%</p> <p>Criteria 8. Social Value in the Local Community = 5%</p>	Quality	100%

Other information

Payment terms

4-weekly payment cycle

Description of risks to contract performance

Unknown risk relating to regulation of activity

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

<https://open-uk.org/>

Framework for Supported Living services - Larger Building-based schemes and Provider owned schemes

Project # OPEN20251912

Technical specifications to be met

<https://open-uk.org/>

Framework for Supported Living services - Larger Building-based schemes and Provider owned schemes

Project # OPEN20251912

Contracting authority

Stockton on Tees Borough Council

- Public Procurement Organisation Number: PCVQ-6435-GNMW

Dunedin House, Columbia Drive, Thornaby

Stockton on Tees

TS17 6BJ

United Kingdom

Contact name: Mr Mike Wray

Email: corporateprocurement@stockton.gov.uk

Region: UKC11 - Hartlepool and Stockton-on-Tees

Organisation type: Public authority - sub-central government