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Tender

Extra Care Housing/ Adult Social Care

Blackburn with Darwen

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

Notice identifier: 2025/S 000-072261

Procurement identifier (OCID): ocds-h6vhtk-05dd49

Published 10 November 2025, 9:53am

Scope

Reference

URN160

Description

This project focuses on the development and commissioning of a high-quality Extra Care Housing service within Blackburn with Darwen, designed to support adults with varying levels of need to live independently within their own homes. The specification outlines the delivery of 24/7 on-site care and support across five schemes, with an emphasis on prevention, wellbeing, and community integration. Lot 1 covers two Extra Care Housing schemes based in Blackburn: Kingsway and Springbank Court. Both cater primarily to residents aged 55 and over, offering 24-hour on-site care and support. Lot 2 includes three schemes: Albion Mill (Ewood), Riverside Heights, and Pembroke Court (Darwen). These schemes support a wider age range, from 18 years and over, providing 24-hour or daytime on-site care depending on the location. They offer tailored support for residents with diverse needs, including long-term health conditions, dementia, and physical disabilities.

Total value (estimated)

- £17,300,000 excluding VAT
- £20,760,000 including VAT

Above the relevant threshold

Main procurement category

Services

CPV classifications

- 85311000 - Social work services with accommodation

Contract locations

- UKD41 - Blackburn with Darwen

Lot constraints

Maximum number of lots a supplier can be awarded: 1

Description of how multiple lots may be awarded:

Suppliers may bid for both lots however in the event of a supplier winning both lots they will be awarded the lot in accordance to their tender. The Council is looking for two suppliers for the 2 lots.

Not the same for all lots

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

Lot 1. Lot 1 Blackburn

Description

Lot is for Blackburn

there are two schemes, Springbank Court and Kingsway

Lot value (estimated)

- £5,800,000 excluding VAT
- £6,960,000 including VAT

Contract dates (estimated)

- 1 June 2026 to 31 May 2029
- Possible extension to 31 May 2031
- 5 years

Description of possible extension:

The provider can be given an extension of a further 12 months (31 May 2030) with another further year (31 May 2031)

Same for all lots

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

Lot 2. Lot 2 Darwen

Description

This lot consists of 3 schemes,

Albion Mill

Riverside Heights

Pembroke Court

Lot value (estimated)

- £11,500,000 excluding VAT
- £13,800,000 including VAT

Contract dates (estimated)

- 1 June 2026 to 31 May 2029
- Possible extension to 31 May 2031
- 5 years

Description of possible extension:

This contract may be awarded for a further year (31 May 2030) and then a further year (30 May 2031)

Same for all lots

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

Participation

Particular suitability

Lot 1. Lot 1 Blackburn

Lot 2. Lot 2 Darwen

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

Submission

Enquiry deadline

30 November 2025, 12:00am

Tender submission deadline

10 December 2025, 12:00am

Submission address and any special instructions

Tenders must be submitted via The Chest portal as well as any queries.

<https://www.the-chest.org.uk>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

10 February 2026

Recurring procurement

Publication date of next tender notice (estimated): 1 June 2031

Award criteria

Lot 1. Lot 1 Blackburn

Name	Description	Type	Weighting
Quality Method statements	There are 12 quality based questions which are weighted in accordance to importance	Quality	85.00%
Social Value	Social value is 15% of the tender	Quality	15.00%

Lot 2. Lot 2 Darwen

Name	Description	Type	Weighting
Quality method statements	12 questions based around quality which are weighted in accordance to importance	Quality	85.00%
Social Value	15% of the tender	Quality	15.00%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Special regime

Light touch

Justification for not publishing a preliminary market engagement notice

In 2024 an Expressions of interest with providers was carried out, leading to 19 providers providing their interest

Documents

Associated tender documents

<https://procontract.due-north.com//FileUploads/ViewAttachment?attachmentId=415f48bb-14be-f011-813a-005056b64545&entityTypeId=b5c83c15-39cd-480e-b232-0e94cac4b464&attachmentTypeId=FtsDocument>

ITT document for suppliers bidding for Lot 1

<https://procontract.due-north.com//FileUploads/ViewAttachment?attachmentId=5f474cc7-14be-f011-813a-005056b64545&entityTypeId=b5c83c15-39cd-480e-b232-0e94cac4b464&attachmentTypeId=FtsDocument>

ITT document for suppliers bidding for Lot 2

<https://procontract.due-north.com//FileUploads/ViewAttachment?attachmentId=07195cd3-14be-f011-813a-005056b64545&entityTypeId=b5c83c15-39cd-480e-b232-0e94cac4b464&attachmentTypeId=FtsDocument>

Pricing schedule for Lot 1 and Lot 2, this is based on pass or fail

<https://procontract.due-north.com//FileUploads/ViewAttachment?attachmentId=e4da8c5eb-14be-f011-813a-005056b64545&entityTypeId=b5c83c15-39cd-480e-b232-0e94cac4b464&attachmentTypeId=FtsDocument>

Contract for lot 1

<https://procontract.due-north.com//FileUploads/ViewAttachment?attachmentId=a588f2f1-14be-f011-813a-005056b64545&entityTypeId=b5c83c15-39cd-480e-b232-0e94cac4b464&attachmentTypeId=FtsDocument>

Contract for lot 2

<https://procontract.due-north.com//FileUploads/ViewAttachment?attachmentId=4b460efe-14be-f011-813a-005056b64545&entityTypeId=b5c83c15-39cd-480e-b232-0e94cac4b464&attachmentTypeId=FtsDocument>

Method statements for lot 1

<https://procontract.due-north.com//FileUploads/ViewAttachment?attachmentId=c405490a-15be-f011-813a-005056b64545&entityTypeId=b5c83c15-39cd-480e-b232-0e94cac4b464&attachmentTypeId=FtsDocument>

Method statements for lot 2

<https://procontract.due-north.com//FileUploads/ViewAttachment?attachmentId=5240701c-15be-f011-813a-005056b64545&entityTypeId=b5c83c15-39cd-480e-b232-0e94cac4b464&attachmentTypeId=FtsDocument>

Specification for lot 1

<https://procontract.due-north.com//FileUploads/ViewAttachment?attachmentId=a01e7e22-15be-f011-813a-005056b64545&entityTypeId=b5c83c15-39cd-480e-b232-0e94cac4b464&attachmentTypeId=FtsDocument>

Specification for lot 2

<https://procontract.due-north.com//FileUploads/ViewAttachment?attachmentId=a818d34-15be-f011-813a-005056b64545&entityTypeId=b5c83c15-39cd-480e-b232-0e94cac4b464&attachmentTypeId=FtsDocument>

SLA agreement Inclusion Housing

<https://procontract.due-north.com//FileUploads/ViewAttachment?attachmentId=a745fc46-15be-f011-813a-005056b64545&entityTypeId=b5c83c15-39cd-480e-b232-0e94cac4b464&attachmentTypeId=FtsDocument>

SLA agreement Riverside Heights

<https://procontract.due-north.com//FileUploads/ViewAttachment?attachmentId=3f924053-15be-f011-813a-005056b64545&entityTypeId=b5c83c15-39cd-480e-b232-0e94cac4b464&attachmentTypeId=FtsDocument>

Housing 21 SLA agreement

<https://procontract.due-north.com//FileUploads/ViewAttachment?attachmentId=b9789765-15be-f011-813a-005056b64545&entityTypeId=b5c83c15-39cd-480e-b232-0e94cac4b464&attachmentTypeId=FtsDocument>

Pembroke Court agreement

<https://procontract.due-north.com//FileUploads/ViewAttachment?attachmentId=c0f51990-15be-f011-813a-005056b64545&entityTypeId=b5c83c15-39cd-480e-b232-0e94cac4b464&attachmentTypeId=FtsDocument>

PSQ document

Contracting authority

Blackburn with Darwen

- Public Procurement Organisation Number: PYGR-1856-CVXM

Floor 4

Blackburn

BB2 1DH

United Kingdom

Contact name: Anas Patel

Telephone: 01254 666529

Email: anas.patel@blackburn.gov.uk

Website: <http://www.blackburn.gov.uk/>

Region: UKD41 - Blackburn with Darwen

Organisation type: Public authority - sub-central government