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Planning

Supported Accommodation for Rough Sleepers (Clare House)

The Council of the Borough of Kirklees

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-073434

Procurement identifier (OCID): ocds-h6vhtk-050f68 ([view related notices](#))

Published 13 November 2025, 10:34am

Scope

Reference

KMCAS-221

Description

Kirklees Council are looking to procure a housing related support service for Single Homeless, Rough Sleepers and those at risk of rough sleeping in a Homeless Place of Change Accommodation setting (the "Service").

The Service will be required to meet the needs of Service User with complex needs, who are most marginalised from society and disengaged from statutory or voluntary agencies who are able to provide the help and support they require.

The Service will involve the provision of supported accommodation services constantly throughout the Contract Period and equip Service Users with the necessary skills to move on to independent living.

The site of the supported accommodation (the "Premises") will be at Clare House, 19 Clare Hill, Huddersfield HD1 5BS.

The successful Service Provider will be expected to enter into a management agreement with the Landlord of the Residence to carry out Housing Management functions, such as completing tenancy agreements, collection of rent and making day to day repairs. This agreement will also include the Service Provider's license to operate within the Residence. The Service Provider will receive a predetermined fee from the landlord for carrying out this function.

The Premises will provide 22 units of en-suite accommodation with communal and training facilities over 3 floors. These will be in clusters of four units around a communal kitchen and living area for each cluster. Two of the en-suite units will be available for use as "crash pads" for accommodating emergency referrals to prevent rough sleeping. One of the cluster units on the ground floor will be wheelchair accessible.

The Premises will be staffed 24 hours a day with office space and interview rooms, a medical room for specialist interventions by health care services and an IT suite. 3 flexible training spaces (capable of becoming one big space) will provide facilities for various support activities, skills development and one off intervention services, and also to accommodate winter/bad weather habitual rough sleepers. A large storage void is provided in the basement. A workshop accessible from the outside is available for targeted training in practical work based skills. A communal laundry and training kitchen is also provided, as well as a smoking shelter and dog kennels in the gardens.

The Premises is spread over a lower ground floor (rear garden level), upper ground floor (street level) and a first floor, with communal facilities on the upper ground floor (street level). These facilities will also be available to specified clients outside the project, and to external agencies to use for the benefit of preventing homelessness and enabling change. The building will be access controlled via a thumb print reader system to control access into the various areas.

The Landlord of the Premises is Home Group, a registered society under the Co-operative and Community Benefit Societies Act 2014 (registered number 22981R) and with the Regulator of Social Housing (No. L3076).

The Service Provider of the Support Service must be a registered provider of social housing.

Contract dates (estimated)

- 1 November 2026 to 31 October 2031
- Possible extension to 31 October 2036
- 10 years

Main procurement category

Services

CPV classifications

- 85000000 - Health and social work services

Contract locations

- UKE44 - Calderdale and Kirklees

Engagement

Engagement deadline

26 November 2025

Engagement process description

Responses to this Preliminary Market Engagement are required by 12 noon on 26th November 2025.

Kirklees Council are seeking market feedback on the upcoming Procurement for

Supported Accommodation for Rough Sleepers (Clare House).

The Council wish to engage with the market via a market feedback questionnaire.

Organisations are required to access and respond to the Preliminary Market Engagement document. This can be accessed via the Council's tendering portal -

<https://uk.eu-supply.com/login.asp?B=YORTENDER>

To provide a response to this Preliminary Market Engagement, an organisation must sign up to the YORtender Portal (this can be done free of charge).

Responses must be submitted via the YORtender Portal.

Participation

Particular suitability

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

Procedure

Special regime

Light touch

Contracting authority

The Council of the Borough of Kirklees

- Public Procurement Organisation Number: PXHZ-9111-QHMJ

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

Region: UKE44 - Calderdale and Kirklees

Organisation type: Public authority - sub-central government