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Tender

Temporary and Permanent Accommodation

Liverpool City Council

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

Notice identifier: 2025/S 000-074113

Procurement identifier (OCID): ocds-h6vhtk-055ce0 ([view related notices](#))

Published 14 November 2025, 3:45pm

Scope

Reference

DN781727

Description

Liverpool City Council are looking to commission providers to deliver safe, suitable, cost-effective temporary and permanent accommodation over a five year period with a potential extension of up to two year period(s).

The Council requires a range of temporary accommodations for homeless households, with a guaranteed percentage then becoming available for permanent accommodation to enable the Council to continue to deliver their statutory obligations and meet the demand surges. The aim is to reduce reliance on unsuitable hotels, bed and breakfast placements and manage cost pressures, supporting the Council's Homelessness and Rough Sleeping Strategy.

This procurement is divided into six Lots, based on property type and configuration. Bidders may submit responses for one or more Lots.

- Lot 1: 1-bedroom properties
- Lot 2: 2-bedroom properties
- Lot 3: 3-bedroom properties
- Lot 4: 4-bedroom properties
- Lot 5: 5-6 bedroom properties
- Lot 6: Houses in Multiple Occupation (HMO)

The providers are required to comply with the mandatory requirements set out in the Invitation to Tender (ITT).

Total value (estimated)

- £191,114,000 excluding VAT
- £229,336,800 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 2031
- Possible extension to 31 March 2033
- 7 years

Description of possible extension:

The Council will review this contract 12-18 months prior to the expiry of the Term to assess contract performance, evaluate further demand for temporary accommodation, and determine the impact of the Services in the period leading up to the Termination Date. The extension will be for period(s) of up to two years.

Options

The right to additional purchases while the contract is valid.

The number of each type of property required by the Council may vary during the contract depending on local demand and Service User circumstances, external factors such as legislative changes or emergency situations. Therefore, the number of properties within each Lot is a guide to what the Council is looking to procure now and may vary during the term of this contract, and as such there may be a variance (increase or decrease) by +/- 20% of the total properties that the suppliers are awarded under each Lot.

Main procurement category

Services

CPV classifications

- 70333000 - Housing services
- 75123000 - Administrative housing services
- 98341000 - Accommodation services

Contract locations

- UKD72 - Liverpool

Lot 1. 1-bedroom properties

Description

Lot 1 is for provision of fully compliant 1-bedroom properties for use as temporary and permanent accommodation within the Liverpool City boundary. Please refer to ITT documents for further details.

Lot value (estimated)

- £57,487,500 excluding VAT
- £68,985,000 including VAT

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. 2-bedroom properties

Description

Lot 2 is for provision of fully compliant 2-bedroom properties for use as temporary and permanent accommodation within the Liverpool City boundary. Please refer to ITT documents for further details.

Lot value (estimated)

- £76,650,000 excluding VAT
- £91,980,000 including VAT

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 3. 3-bedroom properties

Description

Lot 3 is for provision of fully compliant 3-bedroom properties for use as temporary and permanent accommodation within the Liverpool City boundary. Please refer to ITT documents for further details.

Lot value (estimated)

- £28,105,000 excluding VAT
- £33,726,000 including VAT

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 4. 4-bedroom properties

Description

Lot 4 is for provision of fully compliant 1-bedroom properties for use as temporary and permanent accommodation within the Liverpool City boundary. Please refer to ITT documents for further details.

Lot value (estimated)

- £7,665,000 excluding VAT
- £9,198,000 including VAT

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 5. 5-6 bedroom properties

Description

Lot 5 is for provision of fully compliant 5-6 bedroom properties for use as temporary and permanent accommodation within the Liverpool City boundary. Please refer to ITT documents for further details.

Lot value (estimated)

- £3,321,500 excluding VAT
- £3,985,800 including VAT

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 6. Houses in Multiple Occupation (HMO)

Description

Lot 6 is for provision of fully compliant HMOs (room spaces) for use as temporary and permanent accommodation within the Liverpool City boundary. Please refer to ITT documents for further details.

Lot value (estimated)

- £17,885,000 excluding VAT
- £21,462,000 including VAT

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.

Participation

Legal and financial capacity conditions of participation

Lot 1. 1-bedroom properties

Lot 2. 2-bedroom properties

Lot 3. 3-bedroom properties

Lot 4. 4-bedroom properties

Lot 5. 5-6 bedroom properties

Lot 6. Houses in Multiple Occupation (HMO)

As provided in the ITT documents

Technical ability conditions of participation

Lot 1. 1-bedroom properties

Lot 2. 2-bedroom properties

Lot 3. 3-bedroom properties

Lot 4. 4-bedroom properties

Lot 5. 5-6 bedroom properties

Lot 6. Houses in Multiple Occupation (HMO)

As provided in the ITT documents

Particular suitability

Lot 1. 1-bedroom properties

Lot 2. 2-bedroom properties

Lot 3. 3-bedroom properties

Lot 4. 4-bedroom properties

Lot 5. 5-6 bedroom properties

Lot 6. Houses in Multiple Occupation (HMO)

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

Submission

Enquiry deadline

1 December 2025, 12:00pm

Tender submission deadline

10 December 2025, 12:00pm

Submission address and any special instructions

Tenders must be submitted electronically using the Council's procurement portal at <https://procontract.due-north.com/Register> and full details can be found by searching for the reference DN781727.

You must express your interest, before accessing the tender documentation and completing and submitting in accordance with the ITT instructions.

If the you require a clarification on any elements of the Tender, please send these through the procurement portal by 12pm on 1 December 2025.

The return deadline for the responses is 12pm on 10 December 2025.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

4 March 2026

Award criteria

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

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)
- Comprehensive and Progressive Agreement for Trans-Pacific Partnership (CPTPP)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

<https://procontract.due-north.com/Register>

The tender documents are available at the link above and full details can be found by searching for the reference DN781727.

You must express your interest, before accessing the tender documentation and completing and submitting in accordance with the ITT instructions.

Contracting authority

Liverpool City Council

- Public Procurement Organisation Number: PRVY-7813-WLPG

Cunard Building

Liverpool

L3 1DS

United Kingdom

Contact name: Ranjana Kapur

Email: ranjana.kapur@liverpool.gov.uk

Website: <https://www.liverpool.gov.uk/>

Region: UKD72 - Liverpool

Organisation type: Public authority - sub-central government