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Tender

Framework for The Provision of Suitable Housing for Separated Young Adults 18+

Cumberland Council

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

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Published 14 November 2025, 5:26pm

Changes to notice

This notice has been edited. The [previous version](#) is still available.

The notice was amended in the scope section to include the following wording.

The tender documents include pricing details for each Lot. Please note, if a Service User is already placed with a Provider delivering this Service prior to the Framework being established, the price in relation to the Direct Award for that individual will remain unchanged.

This wording was not included in the original tender notice.

Scope

Description

Cumberland Council is looking to procure a (closed) framework for providers with the capacity, required skills and experience to deliver a service for the Provision of Suitable Housing for Separated Young Adults 18+.

Separated young people are aged less than 18 years arriving in the UK unaccompanied by a parent or guardian, and who claim asylum. On entry to the UK, these young people become cared for by Cumberland Council.

When a separated young person reaches the age of 18, (become a young adult), under Sections 23C-E and 24 of the Children Act, as amended by the Children Leaving Care Act 2000, Local Authorities continue to have duties and powers in respect of separated young adults.

Before receiving right to remain, the young adults have no recourse to public funds and therefore cannot enter into tenancy agreements for a home. This service seeks to provide suitable accommodation for these young adults. In addition to accommodation an element of low level support will also be required to negotiate the right to remain process, and once acquired, to support the young adults to find permanent homes and access all benefit entitlements.

The council proposes to enter into the framework from the 1st March 2026 with the successful tenderers. The initial framework period is from 1st March 2026 - 28th February 2029. The framework end date of 28th February 2030 is the date the framework will end if the potential 12 months extension is used. Use of this extension is at the absolute discretion of the council. Any extension will be confirmed with the successful suppliers if implemented.

The highest estimated value is £1,076,400 excluding VAT. This is for the initial term and the potential 12 months extension period.

The Framework is divided into three Lots:

- Lot 1: Flexible Block

The Authority guarantees a minimum number of beds with the ability to add/reduce that level (where there is a change in demand) upon notice.

- Lot 2: Fixed Block

A block contract for a specified number of beds for the life of the contract.

- Lot 3: Direct Award

A contract for an individual to be used in the event of an emergency, extenuating circumstances, service user choice, or in other circumstances that the Authority considers it appropriate for meeting the needs of the young adults.

For further details and to access the tender documents, including the service specification, use the council's online procurement portal - The Chest - <https://www.the-chest.org.uk>.

Registration on The Chest is free. All bids must be received electronically via The Chest by the closing date stated in the ITT.

Any clarifications you have about the tender must be sent via messaging on The Chest by the closing date stated in the ITT.

The tender documents include pricing details for each Lot. Please note, if a Service User is already placed with a Provider delivering this Service prior to the Framework being established, the price in relation to the Direct Award for that individual will remain unchanged.

Commercial tool

Establishes a framework

Total value (estimated)

- £1,076,400 excluding VAT
- £1,291,680 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 March 2026 to 28 February 2029

- Possible extension to 28 February 2030
- 4 years

Description of possible extension:

There is the potential for one extension of up to 12 months, depending on the success in achieving the required outcomes and further funding being received from the government.

Main procurement category

Services

CPV classifications

- 85311000 - Social work services with accommodation

Contract locations

- UKD1 - Cumbria

Lot 1. Flexible Block

Description

The Authority guarantees a minimum number of beds with the ability to add/reduce that level (where there is a change in demand) upon notice.

Lot value (estimated)

- £1,076,400 excluding VAT
- £1,291,680 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 2. Fixed Block

Description

A block contract for a specified number of beds for the life of the contract.

Lot value (estimated)

- £1,076,400 excluding VAT
- £1,291,680 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 3. Direct Award

Description

A contract for an individual to be used in the event of an emergency, extenuating circumstances, service user choice, or in other circumstances that the Authority considers it appropriate for meeting the needs of the young adults.

Lot value (estimated)

- £1,076,400 excluding VAT
- £1,291,680 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

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

0%

Framework operation description

The selection process is based on a mandatory procurement specific questionnaire (PSQ) submitted by Providers as part of the tender documentation. There are six pass/fail questions, Providers must respond to each question with a clear Yes or No answer. Inclusion onto the framework will be determined on a Pass/Fail basis, strictly according to the responses provided in the questionnaire.

Yes=Pass; No=Fail

Successful completion of this questionnaire is the sole criterion for consideration, no additional evaluation or scoring will apply.

The Framework is divided into three Lots:

Lot 1: Flexible Block

The Authority guarantees a minimum number of beds with the ability to add/reduce that level (where there is a change in demand) upon notice.

Lot 2: Fixed Block

A block contract for a specified number of beds for the life of the contract.

There is a mini competition process for Lots 1 and 2 which is outlined in the tender documentation.

Lot 3: Direct Award

A contract for an individual to be used in the event of an emergency, extenuating circumstances, service user choice, or in other circumstances that the Authority considers it appropriate for meeting the needs of the young adults.

Note: All providers awarded to Lots 1 and/or 2 will automatically be awarded onto Lot 3 (Direct Award). Refer to the call-off process in the tender documentation for further details.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Establishing party only

Participation

Particular suitability

Lot 1. Flexible Block

Lot 2. Fixed Block

Lot 3. Direct Award

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

Submission

Enquiry deadline

21 November 2025, 5:00pm

Tender submission deadline

12 December 2025, 10:00am

Submission address and any special instructions

Cumberland Council require an electronic submission of tenders via <https://www.the->

chest.org.uk/

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

19 January 2026

Award criteria

Lot 1. Flexible Block

Lot 2. Fixed Block

Name	Description	Type	Weighting
Quality	<p>The selection process is based on a mandatory procurement specific questionnaire (PSQ) submitted by Providers as part of the tender documentation. There are six pass/fail questions, Providers must respond to each question with a clear Yes or No answer. Inclusion onto the framework will be determined on a Pass/Fail basis, strictly according to the responses provided in the questionnaire. Yes=Pass; No=Fail Successful completion of this questionnaire is the sole criterion for consideration, no additional evaluation or scoring will apply.</p>	Quality	100%

Lot 3. Direct Award

Name	Description	Type	Weighting
Quality	<p>All Providers successfully awarded onto Lots 1 and/or 2 will automatically be awarded onto Lot 3.</p>	Quality	100%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Special regime

Light touch

Contracting authority

Cumberland Council

- Public Procurement Organisation Number: PJGX-9191-DYLV

Cumbria House, 107-117 Botchergate

Carlisle

CA1 1RD

United Kingdom

Email: peopleprocurement@cumbria.gov.uk

Region: UKD12 - East Cumbria

Organisation type: Public authority - sub-central government