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Tender

Open Framework for the Provision of Emergency Accommodation for Homeless Customers

Derby City Council

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

Notice identifier: 2025/S 000-074728

Procurement identifier (OCID): ocds-h6vhtk-051c7a ([view related notices](#))

Published 18 November 2025, 12:11pm

Scope

Reference

TD2177

Description

Derby City Council is seeking to appoint suppliers of emergency accommodation to an open framework through which it can purchase the accommodation it needs to fulfil its statutory duties and other emerging need.

Derby City Council is seeking suppliers who can deliver to this specification and the standards stated within it, with emergency accommodation for homeless people owed duties under the Homeless Reduction Act 2017 or placed under a legislative power.

The provision of emergency nightly paid accommodation is a part of the Council's response to homeless households whom the Council has determined have nowhere else to be accommodated that night. These households at this point are considered homeless. As part of the agreed nightly placement of a household in emergency accommodation, the Council will continue to work with the household to relieve their homelessness and

discharge their statutory duties as quickly as possible.

The following two lots are required for the framework:

- Lot 1 - Room Only emergency accommodation
- Lot 2 - Self-contained emergency accommodation

The scope for these is further detailed in the document TD2177 - ITT Part 3 Specification.

The primary user of the framework will be Derby City Council but we have included provision for Erewash Borough Council to use the framework for their Emergency Accommodation Requirements if necessary. The value of any spend incurred by Erewash Borough Council from this framework is unlikely to exceed £500,000.00 per annum.

Due to the nature of the services to be procured, the Council will be permitted to use the Framework in a number of ways in accordance with the Light Touch Regime (Section 9 and Schedule 1 of the Procurement Regulations 2024) and any subsequent amendment or re-enactment thereof.

Commercial tool

Establishes an open framework

A series of frameworks with substantially the same terms. Awarded suppliers are carried over and new suppliers can bid.

Total value (estimated)

- £68,000,000 excluding VAT
- £81,600,000 including VAT

Above the relevant threshold

Options

The right to additional purchases while the contract is valid.

5 * 12 months extensions.

For the first extension a second, successive, framework will be created.

Main procurement category

Services

CPV classifications

- 55110000 - Hotel accommodation services
- 55270000 - Services provided by bed and breakfast establishments
- 98341000 - Accommodation services

Contract locations

- UKF11 - Derby
- UKF12 - East Derbyshire

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 - Room Only Emergency Accommodation

Description

Room Only emergency accommodation.

The provision of emergency nightly paid accommodation is a part of the Council's response to homeless households whom the Council has determined have nowhere else to be accommodated that night. These households at this point are considered homeless. As part of the agreed nightly placement of a household in emergency accommodation, the Council will continue to work with the household to relieve their homelessness and discharge their statutory duties as quickly as possible.

Lot value (estimated)

- £34,000,000 excluding VAT
- £40,800,000 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 1 April 2026 to 31 March 2029
- Possible extension to 31 March 2034
- 8 years

Description of possible extension:

5 * 12 months.

Initial extension will be done by creation of a second, successive, framework.

Same for all lots

CPV classifications, contract locations and options are shown in the Scope section,

because they are the same for all lots.

Lot 2. Self-Contained Emergency Accommodation

Description

Self-Contained Emergency Accommodation.

The provision of emergency nightly paid accommodation is a part of the Council's response to homeless households whom the Council has determined have nowhere else to be accommodated that night. These households at this point are considered homeless. As part of the agreed nightly placement of a household in emergency accommodation, the Council will continue to work with the household to relieve their homelessness and discharge their statutory duties as quickly as possible

Lot value (estimated)

- £34,000,000 excluding VAT
- £40,800,000 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 1 April 2026 to 31 March 2029
- Possible extension to 31 March 2034
- 8 years

Description of possible extension:

5 * 12 months.

First extension will create a second, successive, framework

Same for all lots

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

Framework

Open framework scheme end date (estimated)

31 March 2034

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

0%

Framework operation description

The award criteria, which will be used to evaluate bids and select successful Bidders to which the Council intends to award a place on the Framework, are designed to allow the selection of the bids that represents the most advantageous tender. This evaluation will be based on a combination of quality and financial criteria as set out below.

- Quality - 70%

- Price - 30%

The Council intends to select all bidders that meet the minimum scoring threshold as its successful Bidders in each lot. The minimum quality score required is 122. Where the scoring is below but particularly close to this threshold, a place may be awarded on the framework where it would be otherwise unreasonable not to.

Successful suppliers in each Lot will then be ranked according to their price and quality combined score

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Erewash Borough Council have expressed an interest in using the framework on an occasional basis.

We also wish to allow access to Amber Valley Borough Council and South Derbyshire District Council should they wish to use it.

Contracting authority location restrictions

- UKF11 - Derby
- UKF12 - East Derbyshire
- UKF13 - South and West Derbyshire

Submission

Enquiry deadline

17 December 2025, 11:00pm

Tender submission deadline

18 December 2025, 10:00am

Submission address and any special instructions

Please note suppliers wishing to express interest and obtain the documentation must do so by 11.30pm on 17/12/2025. It is recommended that you express interest and obtain the documentation well before this time to allow sufficient time to prepare and submit a bid.

The deadline for returns is 10.00am on Thursday 18/12/2025.

Documents are available at www.eastmidstenders.org

Please search for TD2177

Please note: we will only accept expressions of interest through the e-tendering system.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

1 March 2026

Recurring procurement

Publication date of next tender notice (estimated): 1 December 2033

Award criteria

Name	Type	Weighting
Quality	Quality	70%
Price	Price	30%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Special regime

Light touch

Contracting authority

Derby City Council

- Public Procurement Organisation Number: PQVM-1383-ZBXP

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

Region: UKF11 - Derby

Organisation type: Public authority - sub-central government