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Planning

May Place House – Social Inclusion Services

Basingstoke and Deane Borough Council

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

Notice identifier: 2025/S 000-075708

Procurement identifier (OCID): ocids-h6vhtk-05e598

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Scope

Reference

PA0090

Description

The provision of Social Inclusion and Homelessness Services will be procured in three Lots: 1. Emergency Access Homelessness Accommodation and Support at May Place House Hostel * 2. Targeted Rough Sleeping Outreach, Floating and In-Reach Resettlement Support 3. Psychologically Informed Homelessness Support (Homeless Psychology Service). * May Place House will be leased on a Peppercorn Rent, and the successful Provider will deliver a Housing Management Service at the Hostel.

Total value (estimated)

- £1,911,040 excluding VAT

- £2,388,800 including VAT

Above the relevant threshold

Contract dates (estimated)

- 2 November 2026 to 1 November 2029
- Possible extension to 1 November 2031
- 5 years

Main procurement category

Services

CPV classifications

- 98341100 - Accommodation management services
- 75123000 - Administrative housing services
- 85121271 - Home for the psychologically disturbed services
- 85300000 - Social work and related services

Contract locations

- UKJ3 - Hampshire and Isle of Wight

Engagement

Engagement deadline

18 December 2025

Engagement process description

Scope

Description

Basingstoke and Deane Borough Council ('the Council') is in the process of preparing a tender for the Provision of Social Inclusion and Homelessness Services. The Council is publishing this Preliminary Market Engagement Notice to help inform the way it is to structure the tender and provide advanced notice to the market of the impending tender.

Overview of the Procurement Objectives

The provision of Social Inclusion and Homelessness Services will be procured in three Lots:

1. Emergency Access Homelessness Accommodation and Support at May Place House Hostel *
2. Targeted Rough Sleeping Outreach, Floating and In-Reach Resettlement Support
3. Psychologically Informed Homelessness Support (Homeless Psychology Service).

* May Place House will be leased on a Peppercorn Rent, and the successful Provider will deliver a

Housing Management Service at the Hostel.

- The Emergency Access Homelessness Accommodation and Support - Lot 1 - is an integral

part of the Basingstoke Housing Pathway. It should be noted that not all social inclusion services within the pathway are being procured at this time.

- The Provider for Lot 1 must be a Registered Social Landlord and able to undertake the housing management of the hostel on behalf of Basingstoke and Deane Borough

Council.

Tenderers can bid for individual lots, combinations of lots and / or all lots.

The scope of the services will include:

Lot 1 – Emergency Access Homelessness Accommodation and Support

The Emergency Access Homelessness Accommodation and Support Service will be delivered from May Place House, an 18–bed hostel within Basingstoke town centre. The Service will provide intense support to those who are homeless or imminently at risk of street homelessness. Staffing will be available on site 24 hours a day, 7 days a week.

Lot 2 - Targeted Rough Sleeping Outreach, Floating and In-Reach Resettlement Support

Deliver targeted assertive outreach to assist entrenched rough sleepers (and people with

severe and multiple needs at risks of rough sleeping and having high impact) to improve their current situation and prepare to access accommodation services.

Deliver floating support to single vulnerable people with housing related support needs who

are homeless or at risk of homelessness regardless of tenure, housing status or family structure.

Deliver In-reach resettlement support to assist people moving-on from temporary and short-

term housing, including those in bed and breakfast accommodation for as long as needed.

Lot 3 – Psychologically Informed Homelessness Support (Homeless Psychology Service)

Provide a specialist psychological service for people threatened with or experiencing homelessness, who may have history of complex trauma and multiple disadvantages.

Working flexibly and collaboratively in community and street-based settings to build trust,

assess psychological needs, and deliver creative interventions.

Provide a service of peer mentors with lived experience of homelessness and social exclusion to build trust, offer companionship through shared experience, and encourage

engagement with external support. Peer mentors will work alongside individuals across the

homeless support pathway helping overcome barriers to accessing appropriate support, as

well as in a psychologically informed move on accommodation projects.

Social Inclusion and Homelessness Information

Lot 1 – Emergency Access Homelessness Accommodation and Support

May Place House accommodated on average around 62 clients per annum who are homeless or imminently at risk of street homelessness. The average length of stay is around 4 months before moving on to other supported accommodation in the Housing Pathway. Numbers have remained consistent over the last 5 years, showing a steady demand for the service and there is a manageable waiting list held, ensuring voids can be

filled swiftly.

Lot 2 - Targeted Rough Sleeping Outreach, Floating and In-Reach Resettlement Support

The Outreach Service for people sleeping rough provides first point of engagement for those current/former entrenched rough sleepers with complex and multiple needs. In addition to outreach the contract also focuses on 'in-reach' specifically looks at the vulnerable transition points when clients are moving on into independent living from

supported housing. In 2024/5, there was 137 referrals into these services.

Lot 3 – Psychologically Informed Homelessness Support (Homeless Psychology Service)

There has been a Homeless Psychology Service in Basingstoke since 2016 providing psychological support to clients throughout the housing pathway. Working specifically with

clients who are rough sleeping or in stage1 accommodation. The service has worked with

an average caseload of 15 people per month. 80% of intensive work has been conducted in

person, in May Place House (stage 1 accommodation) where they have delivered an average of 25 individual sessions per month, with staff benefiting from the onsite presence

of clinical psychologists.

Since 2022, Peer mentors have supported 98 individuals through 1:1 and drop in work. The

main referrals coming from the Camrose Centre, Mary Rose Court and the work with Blackdown and Nova properties.

Local Government Review

As part of the wider Local Government Review (LGR), the Council is actively engaged in discussions with neighbouring authorities to explore potential opportunities for collaboration, shared services delivery and governance alignment. This engagement is on-going, no formal decisions or agreements have been reached at this stage.

Under current LGR proposals, it is possible that Basingstoke and Deane Borough Council will form a new Authority by merging with other neighbouring Authorities. If approved, all the current council services in the area of the new council boundary will be merged to create a new Council.

At this time, the Council can only confirm its current demand and scope of requirements. However, this may be subject to change should additional needs arise from other local authorities as part of wider structural reforms.

Any tender opportunities and contracts will be structured to allow adjustments in the scope of services and the value of contracts to the Council to respond to change in demand and budgetary constraints, whilst ensuring that services remain efficient and continue to provide value for money. Provisions will be included to adapt to changes in geographical boundaries resulting from any reorganisation. This will ensure that services can be extended or retracted to align with new administrative areas.

In the event of reorganisation, contracts will include clauses that allows for assignment of the contract to successor authorities. Any assignment clause is likely to state any contract may be assigned to any new authority that succeeds the original contracting authority.

Preliminary Market Engagement Feedback

The Council is looking to establish and understand the level of market interest in this opportunity, based on the outline requirements shown above.

We would also welcome your feedback to the following questions:

- What is your perspective on this proposed model?
- Are there any additional details we've overlooked?
- We believe this model is financially viable and welcome your perspective?
- Are there any obstacles preventing you from participating in this tender opportunity?
- Would you consider bidding for one and/or multiple Lots and which ones?

Total Value (estimated for 3-year contract)

Lots Excluding VAT

Lot 1 - Emergency Access Homelessness Accommodation and Support £974,000

Lot 2 - Targeted Rough Sleeping Outreach, Floating and In-Reach Resettlement Support £500,000

Lot 3 - Psychologically Informed Homelessness Support (Homeless Psychology Service £350,000

If you are a contractor that would be interested in this opportunity to bid on tender/s for the above Lots, please email procurement@basingstoke.gov.uk before 17.00 on Thursday 18th December 2025.

If you are a contractor that wishes to provide additional feedback on the proposed procurement approach this can be submitted via the email above.

Contract dates (estimated)

Contracts will be awarded for an initial term of 3 years thereafter the Council will have the option to extend the term by a period(s) of 1+ years, 1+ years up to a maximum of 5 years.

Any period(s) of extension will be at the Council's sole discretion.

All three contracts (Lots) will commence on 1st November 2026.

Procedure

Procedure Type

Competitive flexible procedure description

Stage 1 – Initial Selection

This stage will focus on shortlisting suppliers that meet the necessary technical, financial, and operational capabilities required for the contract. It aims to reduce the number of bidders to a manageable level through consideration of current experience, capacity, systems, accreditations, financial standing, legal standing, etc.

The Council envisages the shortlisting process will have 3 suppliers for each Lot.

Stage 2 – Invitation to Tender (ITT)

The second stage, shortlisted suppliers will be invited to submit detailed proposals, including price, delivery, methodology and any specific solutions they propose.

The Council may also consider the use of interviews, a verification and due diligence basis.

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

1 April 2026

Contracting authority

Basingstoke and Deane Borough Council

- Public Procurement Organisation Number: PJXC-5576-ZPMJ

Civic Offices

Basingstoke

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Organisation type: Public authority - sub-central government