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Award

Provision of Care and Support in Extra Care Housing at Castlestead View, Oxenholme, Kendal, LA9 7FY

Westmorland and Furness Council

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-075804

Procurement identifier (OCID): ocds-h6vhtk-056b0f ([view related notices](#))

Published 20 November 2025, 4:03pm

Scope

Description

The council have recently conducted an open procurement for the care and support needs currently delivered within the Extra Care Housing scheme at Castlestead View, Kendal.

The range of care and support needs within the scheme aims to reflect a balanced community model of approximately, a third of people with; low care needs 0-7 hours/week, medium care needs 8-14 hours/week and high care needs 15+ hours/week.

The service will be accessed by people between the age of 55 and 64 years with an assessed care and support need. The restriction around the age of adults accessing this service is linked to the tenancy age restriction set by the Landlord.

The provider selected to deliver the above services will be the Council's preferred provider to deliver formal care and support arrangements (care managed referrals) within the scheme.

The Provider shall ensure it delivers the Services at all times in compliance with the Care Act 2014. Furthermore, the Provider shall deliver the Services in a manner that ensures

the Council complies with its obligations under the Care Act 2014 so far as such obligations relate to the Services

The service shall be delivered in accordance with the service specification provided in the tender process and the requirements set out in the Service Provision Order (SPO) and any other care planning documents provided.

Adult Social Care service users in Extra Care Housing retain the right to choose self-directed support for alternative provision via a Direct Payment or Individual Service Fund, in order to fulfil their care and support requirements. It is envisaged that the selected provider would be the natural choice of provider (preferred provider) but individuals are free to choose alternative provision.

The Scheme:

Castlestead View

104 self-contained units consisting of:

- a. 46 x 2 bedroom units shared ownership
- b. 20 x 1 bedroom rental units
- c. 14 x 2 bedroom rental units
- d. 24 x Bungalow units shared ownership

Range of Facilities:

Resident Lounge,

Restaurant

Laundry Room

Hairdresser

Buggy store

Assisted bathing

Staff offices plus an Alarm Call System

Car park

Guest Suite

Communal gardens

Office Accommodation

The Scheme is owned and managed by Housing 21. The Landlord has agreed access to their premises and use of some facilities at Castlestead View to the successful bidder .

Contract 1. Provision of Care and Support in Extra Care Housing at Castlestead View

Supplier

- I CARE (GB) LIMITED

Contract value

- £872,514.77 excluding VAT
- £872,514.77 including VAT

Above the relevant threshold

Award decision date

7 November 2025

Date assessment summaries were sent to tenderers

20 November 2025

Standstill period

- End: 2 December 2025
- 8 working days

Earliest date the contract will be signed

5 January 2026

Contract dates (estimated)

- 10 January 2026 to 9 January 2028
- Possible extension to 9 January 2029
- 3 years

Description of possible extension:

Option to extend for a further 12 months

Main procurement category

Services

CPV classifications

- 85000000 - Health and social work services

Contract locations

- UKD12 - East Cumbria

Information about tenders

- 21 tenders received
- 16 tenders assessed in the final stage:
 - 12 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
- 1 supplier awarded contracts
- 15 suppliers unsuccessful (details included for contracts over £5 million)

Procedure

Procedure type

Open procedure

Special regime

Light touch

Supplier

I CARE (GB) LIMITED

- Companies House: 02905218
- Public Procurement Organisation Number: PDDG-1253-XXPY

Kincraig Business Park Building 3

Blackpool

FY2 0PJ

United Kingdom

Email: procurement@icaregroup.co.uk

Website: <http://www.icaregroup.co.uk>

Region: UKD42 - Blackpool

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. Provision of Care and Support in Extra Care Housing at Castlestead View

Contracting authority

Westmorland and Furness Council

- Public Procurement Organisation Number: PYYD-1758-YNVR

South Lakeland House

Kendal

LA9 4DQ

United Kingdom

Email: Procurement.Mailbox.WAF@Cumbria.gov.uk

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

Region: UKD12 - East Cumbria

Organisation type: Public authority - sub-central government