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Contract

Provision of a Supported Living Service within Supported Accommodation

North Ayrshire Council

F21: Social and other specific services – public contracts

Contract award notice

Notice identifier: 2025/S 000-077807

Procurement identifier (OCID): ocds-h6vhtk-055829

Published 27 November 2025, 3:51pm

Section I: Contracting authority

I.1) Name and addresses

North Ayrshire Council

Cunninghame House, Friars Croft

Irvine

KA12 8EE

Email

laurakeane@north-ayrshire.gov.uk

Country

United Kingdom

NUTS code

UKM93 - East Ayrshire and North Ayrshire mainland

Internet address(es)

Main address

<http://www.north-ayrshire.gov.uk>

Buyer's address

http://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00337

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Provision of a Supported Living Service within Supported Accommodation

Reference number

NAC/5213

II.1.2) Main CPV code

- 85300000 - Social work and related services

II.1.3) Type of contract

Services

II.1.4) Short description

NAC and The North Ayrshire Health and Social Care Partnership wish to work in partnership with providers to deliver a high-quality care and support service within two Supported Accommodation Housing sites in North Ayrshire. Both sites are owned by North Ayrshire Council.

The Supported Accommodation Housing sites within the scope of this service are: -

-Lot 1: Bessie Dunlop Court, Dalry (15 units: 12 x 1 bed & 3x 2 bed plus staff base)

-Lot 2: Castlecraigs Court, Glasgow Street, Ardrossan (13 units: 13x1 bed plus staff base)

The supported accommodation service is for adults aged 18 years and over with either a Learning Disability, Physical or Sensory Disability, or Mental Health difficulty. The service provides vulnerable people with access to on-site 24/7 personal and social care support, community health and housing support services.

The scope of the service will encompass support to manage and maintain a tenancy providing personalised supports to individuals; and to achieve individual outcomes aligned to personal support plans.

Support will include:-

-Personal Care

-Housing Support

-Other practical support required to maintain their tenancy

The contract will be let on The North Ayrshire Health and Social Care Partnership Standard Terms and Conditions.

The total budget for this requirement will be 15,296,039.20 GBP. The contract will be in place for a total of 10 years, initially for a 4-year period, with an option to extend by 72 months.

The applicable regulations will be The Public Contracts (Scotland) Regulations 2015 Light touch regime for services.

II.1.6) Information about lots

This contract is divided into lots: Yes

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £15,337,220.85

II.2) Description

II.2.1) Title

Bessie Dunlop Court, Dalry

Lot No

1

II.2.2) Additional CPV code(s)

- 85311000 - Social work services with accommodation
- 85310000 - Social work services

II.2.3) Place of performance

NUTS codes

- UKM93 - East Ayrshire and North Ayrshire mainland

II.2.4) Description of the procurement

Lot 1: Bessie Dunlop Court, Dalry (15 units: 12 x 1 bed & 3x 2 bed plus staff base)

The Service will support Service Users safely in the community to access social, vocational, recreational, and other activities.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

Referring to II.2.7 Duration - The contract will be in place for a total of 10 years, initially for a 4-year period, with an option to extend by 72 months.

II.2) Description

II.2.1) Title

Lot 2: Castlecraigs Court, Glasgow Street, Ardrossan

Lot No

2

II.2.2) Additional CPV code(s)

- 85311000 - Social work services with accommodation
- 85310000 - Social work services

II.2.3) Place of performance

NUTS codes

- UKM93 - East Ayrshire and North Ayrshire mainland

II.2.4) Description of the procurement

Lot 2: Castlecraigs Court, Glasgow Street, Ardrossan (13 units: 13x1 bed plus staff base)

The Service will support Service Users safely in the community to access social, vocational, recreational, and other activities.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

Referring to II.2.7 Duration - The contract will be in place for a total of 10 years, initially for a 4-year period, with an option to extend by 72 months.

Section IV. Procedure

IV.1) Description

IV.1.1) Form of procedure

Open procedure

IV.1.10) Identification of the national rules applicable to the procedure

Information about national procedures is available at:

<http://www.gov.scot/Topics/Government/Procurement>

IV.1.11) Main features of the award procedure

This procurement is based on a 100% quality ratio. Please see PCS-Tender for further information.

The contract will be in place for a potential of 10 years, initially for a 4-year period, with an option to extend by 72 months.

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2025/S 000-037051](#)

Section V. Award of contract

Lot No

1

Title

Bessie Dunlop Court, Dalry

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

14 October 2025

V.2.2) Information about tenders

Number of tenders received: 6

Number of tenders received from SMEs: 1

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 6

Number of tenders received by electronic means: 6

V.2.3) Name and address of the contractor

Cornerstone Community Care

The Doges Studios, Templeton Business Centre, 62 Templeton Street

Glasgow

G40 1DA

Country

United Kingdom

NUTS code

- UK - United Kingdom

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £7,527,211.96

Section V. Award of contract

Lot No

2

Title

Lot 2: Castlecraigs Court, Glasgow Street, Ardrossan

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

14 October 2025

V.2.2) Information about tenders

Number of tenders received: 6

Number of tenders received from SMEs: 1

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 6

Number of tenders received by electronic means: 6

V.2.3) Name and address of the contractor

Key Housing Association

The Square, 70 Renton Street

Glasagow

G4 0HT

Country

United Kingdom

NUTS code

- UKM82 - Glasgow City

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £7,810,008.89

Section VI. Complementary information

VI.3) Additional information

(SC Ref:817002)

VI.4) Procedures for review

VI.4.1) Review body

Kilmarnock Sheriff Court

Sheriff Court House, St Marnock Street

Kilmarnock

KA1 1ED

Telephone

+44 1563550024

Country

United Kingdom

Internet address

<https://www.scotcourts.gov.uk/>