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Planning

Strategic Partner to Operate 2 Residential Children's Homes in Bath & North East Somerset

Bath & North East Somerset Council

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

Notice identifier: 2025/S 000-077967

Procurement identifier (OCID): ocds-h6vhtk-05ae47 ([view related notices](#))

Published 28 November 2025, 10:11am

Scope

Reference

DN793708

Description

B&NES Council is embarking on an ambitious project to deliver 2, 4-bed children's homes for children aged between 11 and 18 who have autism and complex needs. The homes will be colocated with but entirely separate from a new 30-place special school which will be operated by a single/multi-academy trust. It is anticipated that many, if not all, of the children will attend the colocated school. A building for both the homes and the school has been identified in Keynsham, by utilising the closure of the care home Charlton House (post code BS31 1BF) which is under the ownership of the LA. A feasibility study of the building and design options are already well progressed to ascertain the adaptations required.

Total value (estimated)

- £26,000,000 excluding VAT
- £31,200,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 September 2027 to 31 August 2037
- Possible extension to 31 August 2040
- 13 years

Main procurement category

Services

CPV classifications

- 85000000 - Health and social work services

Contract locations

- UKK - South West (England)

Engagement

Engagement deadline

31 December 2025

Engagement process description

Following a successful market engagement session on the 22nd of October 2025, we have planned a follow up workshop with potential providers of the children's homes.

The workshop will be in-person on Tuesday 9th of December between 1 - 3 pm at The Civic Centre, Market Walk, Keynsham, BS31 1FS

It will provide an opportunity to explore the following in more detail:

- 1: Focus on service delivery, building configuration, and quality of life for young people.
- 2: Focus on tender requirements, staffing, occupancy, costs, and provider expectations.

Please register your interest in attending this event by responding to:

Education_Commissioning@BATHNES.GOV.UK

If you are interested in understanding more about the commissioning intentions and would like a discussion ahead of this event, please contact the Head of Education

Commissioning: olwyn_donnelly@bathnes.gov.uk

Submission

Publication date of tender notice (estimated)

31 January 2026

Procedure

Special regime

Light touch

Contracting authority

Bath & North East Somerset Council

- Public Procurement Organisation Number: PLVH-3287-JWJV

The Guildhall

Bath

BA1 5AW

United Kingdom

Email: procurement@bathnes.gov.uk

Region: UKK12 - Bath and North East Somerset, North Somerset and South Gloucestershire

Organisation type: Public authority - sub-central government