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Tender

Emergency Accommodation Flexible Light Touch Framework 2026

North Somerset Council

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

Notice identifier: 2025/S 000-078995

Procurement identifier (OCID): ocds-h6vhtk-05430b

Published 2 December 2025, 2:58pm

Changes to notice

This notice has been edited. The [previous version](#) is still available.

Change to Scope Description and Commercial Tool

Scope

Description

North Somerset Council is seeking to appoint suitably qualified providers to provide of

Emergency Accommodation through a Flexible Light Touch Framework to assist with the statutory duty to provide interim accommodation for homeless households.

NSC proposes to establish a framework of providers to deliver our emergency accommodation responsibilities that may allow the appointment of new entrants during the term when service levels demand, existing providers leave the framework, or we are notified about new providers in the local market. Any new entrants will be appointed to the framework under the same terms and conditions and will only be allowed entry after assessment using the award criteria of the framework contract. The framework will remain in place for 4 years until such time as it is no longer fit for purpose or the specification requires significant updating in order to remain compatible with new housing legislation.

The Procurement Act 2023 states that frameworks let under light touch regulations are not limited in terms of duration and therefore, if the requirements of the service are still being met at the end of the 4 year term, and there are no updates required to the terms and conditions or specification, specifically in relation to housing legislation, the framework may be extended further.

The accommodation is being split into Lots:

Lot 1 - Single adult room

This Lot is for rooms to accommodate a single adult.

Lot 2 - Adult Couple room

This Lot is for rooms to accommodate a couple or 2 people.

Lot 3 - Family room

Please refer to the Specification and Framework Agreement for more information.

Suppliers will operate under a framework agreement to provide their accommodation to the Council. Suppliers who have been assessed and appointed to the framework, will provide accommodation on a night by night basis when required by the Council, as described in the specification.

Call off Arrangements - Award of contracts under the framework

As a "Light Touch" service, the Council intend to award contracts by way of direct awards.

The Home Choice and Lettings Team will use the following process to determine which provider will be awarded a call-off contract:

1. Determine which provider has current availability

2. Determine which provision is most suited to the needs of the individual or family, based on locality (if this is important in terms of support networks, employment, etc), other occupants

If more than one provision is suitable, the Homeless Prevention Team will offer the provision that scores highest in terms of price / quality.

Commercial tool

Establishes a framework

Total value (estimated)

- £2,750,000 excluding VAT
- £3,300,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 14 April 2026 to 13 April 2030
- Possible extension to 13 April 2033
- 7 years

Description of possible extension:

Light Touch Framework maybe extended if applicable.

Options

The right to additional purchases while the contract is valid.

Year on year spend over term of the framework cannot be accurately estimated to precise figures but is likely to increase year on year due to predicted increases in inflation, employee wage increases and increases in demand due to changing population demographics.

Main procurement category

Services

CPV classifications

- 55250000 - Letting services of short-stay furnished accommodation
- 85000000 - Health and social work services

Contract locations

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

Lot 1. Single adult room

Description

This Lot is for rooms to accommodate a single adult.

Lot value (estimated)

- £916,666 excluding VAT
- £1,100,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 2. Adult Couple room

Description

This Lot is for rooms to accommodate a couple or 2 people.

Lot value (estimated)

- £916,666 excluding VAT
- £1,100,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 3. Family room

Description

Lot 3 is for rooms, flats or houses to accommodate families, including babies and small children. These properties should accommodate a minimum of 2 adults and 1 child aged between 0-18, with suitable sleeping arrangements (and the provision of a suitable cot if required), however the Council would like to see suppliers offer the flexibility to scale this up or down where possible and subject to need. The council will always place families with children into self-contained accommodation wherever possible

Lot value (estimated)

- £916,666 excluding VAT
- £1,100,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Framework

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

0%

Framework operation description

Please see tender documents.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Establishing party only

Participation

Particular suitability

Lot 1. Single adult room

Lot 2. Adult Couple room

Lot 3. Family room

Small and medium-sized enterprises (SME)

Submission

Tender submission deadline

12 January 2026, 1:00pm

Submission address and any special instructions

Submissions via Supplying the South West Portal:

<https://www.supplyingthesouthwest.org.uk/>

<https://procontract.due-north.com/Advert?advertId=a8be752a-a3ce-f011-813a-005056b64545&p=696a9836-1895-e511-8105-000c29c9ba21>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

16 March 2026

Recurring procurement

Publication date of next tender notice (estimated): 1 December 2029

Award criteria

Name	Type	Weighting
Price	Price	70%
Quality	Quality	25%
Social Value	Quality	5%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Special regime

Light touch

Contracting authority

North Somerset Council

- Public Procurement Organisation Number: PVVX-9588-WCMV

Town Hall, Walliscote Grove Road

Weston-super-Mare, North Somerset

BS23 1UJ

United Kingdom

Email: procurement.contracts@n-somerset.gov.uk

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

Organisation type: Public authority - sub-central government