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Planning

## **Little Lowfield supported housing for adults with learning disabilities and/or autism with lower support needs**

City of York Council

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

Notice identifier: 2025/S 000-080805

Procurement identifier (OCID): ocds-h6vhtk-05639d ([view related notices](#))

Published 8 December 2025, 5:04pm

### **Scope**

### **Description**

The City of York Council is seeking to continue the engagement with service care providers who are interested in delivering support for Little Lowfield housing. The project architects will be presenting options for how the accommodation would be arranged, and will discuss the design features with service providers, in order for them to give us their feedback.

The City of York Council is planning to develop a small vacant plot at Lowfield Green in York into supported housing that would be suitable for some adults with learning disabilities and/or autism with lower support needs. We are seeking to engage with experienced care providers to assist in designing this development.

The design of the accommodation and grounds for the Little Lowfield scheme hopes to adhere to best practices for supported housing and will place the needs and wellbeing of its potential residents central to the design.

The design and project team are seeking early input from providers who are knowledgeable in these requirements and with experience of how to manage care

provider teams in similar settings. Experience in managing teams of (or working within the practicalities and constraints of) support staff, cleaners / cleaning contracts, complexities and practicalities around warden call, door entry systems, security management and assistive technologies, fire evacuation, refuse strategies and parking strategies, is also very welcome.

Our goal is to create approximately 15 one-bedroom self-contained apartments, potentially arranged in two blocks, featuring garden areas and private outdoor space where feasible. The design may span two or (likely) three storeys and will include some communal areas and facilities for staff support.

Around 25% of the apartments (approximately four units) will serve as part of an accommodation pathway. This will allow for the assessment of support needs for these individuals while helping them develop skills to live more independently in preparation for adulthood.

The remaining 75% (around 12 units) will be designated as permanent homes. The landscaping scheme will be a key focus of the design to ensure that residents can connect with nature. Rooms will be designed to maximize natural daylight and views of outdoor features while minimizing disturbances caused by outside activities and main thoroughfares. Design considerations are expected to include auditory and sensory processing needs. This may involve acoustically insulated flats, use of desaturated colours, incorporation of natural materials and textures, and thoughtful ceiling height considerations to enhance residents' well-being.

### **Total value (estimated)**

- £3,325,000 excluding VAT
- £3,990,000 including VAT

Above the relevant threshold

### **Contract dates (estimated)**

- 15 October 2027 to 14 October 2030
- Possible extension to 14 October 2034

- 7 years

## **Main procurement category**

Services

## **CPV classifications**

- 85000000 - Health and social work services

## **Contract locations**

- UKE21 - York

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## **Engagement**

### **Engagement deadline**

16 December 2025

### **Engagement process description**

The City of York Council has published a market engagement notification on the website [www.eventbrite.co.uk](http://www.eventbrite.co.uk) where interested care providers can book tickets, (maximum two tickets per organisation), to attend the online engagement event which will be held on a Teams video call at 12 noon on Tuesday 16th December 2025.

Once interested providers have booked tickets through [www.eventbrite.co.uk](http://www.eventbrite.co.uk) to attend then nearer the date for the market engagement event, a link to the Teams video call will be emailed to the registered attendees so you can join the call.

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## Procedure

### Special regime

Light touch

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## Contracting authority

### City of York Council

- Public Procurement Organisation Number: PQVW-9426-LDJV

West Offices, Station Rise

York

YO1 6GA

United Kingdom

Contact name: Mark Woolford

Email: [procurement@york.gov.uk](mailto:procurement@york.gov.uk)

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

Region: UKE21 - York

Organisation type: Public authority - sub-central government

