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Tender

Adults Supported Accommodation Pathway

London Borough of Lambeth

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

Notice identifier: 2025/S 000-081059

Procurement identifier (OCID): ocds-h6vhtk-05f1a0 ([view related notices](#))

Published 9 December 2025, 1:55pm

Scope

Reference

10

Description

Adults Accommodation Pathway tendered across 6 Lots

Lot 1. Women's Pathway - Specialist hostel and supported housing for complex needs women (38 beds) £709, 582 per annum

Lot 2. Robertson Street- Specialist hostel for dual diagnosis and physical health needs (42 beds) £763,283 per annum

Lot 3. Lambeth High Street and flats - (24 beds) £605,397 per annum

Lot 4. Rough sleeping outreach service £340,000 per annum

Lot 5. Move on Hubs - Short term, dispersed supported housing service (138 beds) £665,733 per annum

Lot 6. Martha Jones House - Complex needs hostel (50 beds) £816,221

Total value (estimated)

- £19,503,080 excluding VAT
- £23,403,696 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 July 2026 to 1 July 2031
- Possible extension to 1 July 2033
- 7 years, 1 day

Description of possible extension:

Two one year extensions at annual value of

Lot1 £709,582

Lot2 £763,283

Lot3 £605,397

Lot4 £340,000

Lot5 £665,733

Lot6 £816,221 without VAT

Options

The right to additional purchases while the contract is valid.

Increase in demand resulting in a possible increase in contracts' values

Main procurement category

Services

CPV classifications

- 70333000 - Housing services
-

Lot 1. Lot 1 Adults Supported Accommodation Women's Pathway - Specialist Hostel and supported housing for women with complex needs

Description

Lot 1 Adults Supported Accommodation Women's Pathway - Specialist Hostel and supported housing for women with complex needs (38 beds)

£3,549,910 for 5 years

£4,967,074 for 7 years two one year extensions

Lot value (estimated)

- £3,549,910 excluding VAT
- £4,259,892 including VAT

Same for all lots

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

Lot 2. Lot 2 Adults Supported Accommodation Robertson Street - Specialist hostel for dual diagnosis and physical health needs 42 beds

Description

Lot 2 Adults Supported Accommodation Robertson Street - Specialist hostel for dual diagnosis and physical health needs 42 beds

£3,816,415 for 5 years

£5,342,981 for 7 years

Lot value (estimated)

- £3,816,415 excluding VAT
- £4,579,698 including VAT

Same for all lots

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

Lot 3. Lot 3 Adults Supported Accommodation Lambeth Hight Street and Flats (24 beds)

Description

Lot 3 Adults Supported Accommodation Lambeth Hight Street and Flats (24 beds)

£3,026,985 for 5 years

£4,237,779 for 7 years

Lot value (estimated)

- £3,026,985 excluding VAT
- £3,632,382 including VAT

Same for all lots

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

Lot 4. Lot 4 Adults Supported Accommodation Rough Sleeping Outreach Service

Description

Lot 4 Adults Supported Accommodation Rough Sleeping Outreach Service

£1,700,000 for 5 years

£2,380,000 for 7 years

Lot value (estimated)

- £1,700,000 excluding VAT
- £2,040,000 including VAT

Same for all lots

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

Lot 5. Lot 5 Adults Supported Accommodation Move of Hubs - Short term, dispersed supported Housing Service (138 beds)

Description

Lot 5 Adults Supported Accommodation Move of Hubs - Short term, dispersed supported Housing Service (138 beds)

£3,328,665 for 5 years

£4,660,131 for 7 years

Lot value (estimated)

- £3,328,665 excluding VAT
- £3,994,398 including VAT

Same for all lots

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

Lot 6. Lot 6 Adults Supported Accommodation Martha Jones House - Complex needs Hostel (50 Beds)

Description

Lot 6 Adults Supported Accommodation Martha Jones House - Complex needs Hostel (50 Beds)

£4,081,105 for 5 years

£5,713,547 for 7 years

Lot value (estimated)

- £4,081,105 excluding VAT
- £4,897,326 including VAT

Same for all lots

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

Submission

Submission type

Tenders

Tender submission deadline

15 January 2026, 12:00pm

Submission address and any special instructions

<https://contracts.ecms.lambeth.gov.uk/hub/login>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

2 June 2026

Award criteria

| Name | Description | Type | Weighting |
|------------------------------|---|---------|-----------|
| Price | | Price | 60% |
| Quality Method Statement 7 | Quality criteria is the same for all 6 lots | Quality | 10% |
| Quality - Method Statement 1 | Quality criteria is the same for all 6 lots | Quality | 5% |
| Quality Method Statement 2 | Quality criteria is the same for all 6 lots | Quality | 5% |
| Quality Method Statement 3 | Quality criteria is the same for all 6 lots | Quality | 5% |

| Name | Description | Type | Weighting |
|----------------------------|---|-------------|------------------|
| Quality Method Statement 4 | Quality criteria is the same for all 6 lots | Quality | 5% |
| Quality Method Statement 5 | Quality criteria is the same for all 6 lots | Quality | 5% |
| Quality Method Statement 6 | Quality criteria is the same for all 6 lots | Quality | 5% |

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Special regime

Light touch

Competitive flexible procedure description

Condition of Participation with 2 extra qualification question in connection with previous experience, followed by a tender.

Contracting authority

London Borough of Lambeth

- Public Procurement Organisation Number: PRPY-9946-VDTV

Lambeth Town Hall, 18 Brixton Hill

London

SW2 1RW

United Kingdom

Contact name: Lambeth Contract Management

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Region: UKI45 - Lambeth

Organisation type: Public authority - sub-central government