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Award

CPU7772 - Emergency and/or Temporary Accommodation with Support for the Homeless

Nottingham City Council

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-083544

Procurement identifier (OCID): ocds-h6vhtk-054904 ([view related notices](#))

Published 16 December 2025, 4:43pm

Scope

Reference

CPU7772

Description

This Open Framework is for the provision of Emergency and/or Temporary Accommodation with Support for the Homeless.

This Procurement is a replacement for 'Lot 3 - Temporary Accommodation for Homeless Households' in the previously tendered 'CPU3880 and CPU7231 - Framework for Community Based Support and Accommodation Based Services for homeless people (and those at risk of homelessness)' procurement. It is important for Suppliers to note that if they are on the above Framework for Lot 3 and wish to participate in future contract opportunities for this service, they will need to submit a response to this Procurement.

Suppliers will be required to supply appropriate Accommodation AND Support Services to Service Users and demonstrate experience in this.

Aims

The Nottingham Homelessness and Rough Sleeping Prevention Strategy 2025-2030 contains the following aims:

- To achieve a reduction in the number of households living in Temporary Accommodation.
- To decrease the length of time that households are living in Temporary Accommodation.
- To achieve a sufficient supply of Temporary Accommodation for those households who need it at best value for the council.

Overarching Aims

- Provide safe and suitable immediate shelter to homeless households which is available for them to occupy as Emergency Accommodation or Temporary Accommodation in accordance with Nottingham City Council's responsibilities and decisions under the Housing Act 1996 Part VII.
- Support Nottingham City Council in its inquiries following the Statutory Housing Assessment and in the delivery of the Personalised Housing Plan.
- To assist Nottingham City Council in reducing the use of inappropriate Emergency and/or Temporary Accommodation and minimise time in Emergency and/or Temporary Accommodation.

Overarching Objectives

Facilitate pathways of communication between Nottingham City Council Housing Solutions and homeless households:

- Communicate consistent and realistic messages to Service Users about their housing options and their responsibilities in achieving move on.
- Promote the Private Rented Sector as the primary rehousing option and assist with identifying suitable housing of this tenure during the homelessness 'Relief' duty.
- Operate entirely in partnership with Nottingham City Council Housing Solutions and in response to the statutory decisions reached.
- Provide accommodation with onsite housing related support (individualised to each Service User) where engagement is conditional to residency and whereby only people who require this support should be referred and accepted into the services.

- Facilitate access to assessment to identify and address underlying needs and improve the health and wellbeing of people using the service, reducing their risk of harm and repeat homelessness.
- Host specialist in-reach/drop-in sessions within their premises to facilitate flexible access to support beyond housing related thresholds for their Service Users.
- To help support the development of integrated and aligned pathways across housing; social care; primary and secondary health services; mental health drug and alcohol services, welfare services and the criminal justice sector.

This is a light touch special regime contract as per Sections 8 and 9 of the Procurement Act 2023.

Value:

£27,214,972 excluding VAT

£32,657,966 including VAT

Commercial tool

Establishes an open framework

A series of frameworks with substantially the same terms. Awarded suppliers are carried over and new suppliers can bid.

Contract 1. 1

Suppliers (17)

- 9 PROPERTY GROUP LIMITED

- BERNIE'S PLACE C.I.C
- CENTENNIAL PROPERTY LIMITED
- CONSULTANCY 4 YOU LTD
- EMMANUEL HOUSE SUPPORT CENTRE
- Framework Housing Association
- HARRIS GRANT PROPERTIES CIC
- HONOR BUSINESS SERVICES LTD
- LORDAM SUPPORT SERVICES LTD
- NIGHTINGALE NOBLE LTD
- NOTTINGHAM CITY HOMES REGISTERED PROVIDER LIMITED
- NOTTINGHAM COMMUNITY HOUSING ASSOCIATION LIMITED
- RENT CONNECT HOUSING LIMITED
- SHIFTING YOUR MINDSET
- SIGNATURE HOTEL GROUP LIMITED
- TRANSITIONS HOUSING SOLUTIONS C.I.C.
- WHYMAN HOUSING CIC

Contract value

- £27,214,972 excluding VAT
- £32,657,966 including VAT

Above the relevant threshold

Award decision date

16 December 2025

Date assessment summaries were sent to tenderers

16 December 2025

Standstill period

- End: 30 December 2025
- 9 working days

Earliest date the contract will be signed

1 January 2026

Contract dates (estimated)

- 1 January 2026 to 31 December 2028
- Possible extension to 31 December 2033
- 8 years

Description of possible extension:

The first framework for a term of up to three years starting from 1 January 2026 to 31 December 2028 and a second framework for a term of up to a further five years from 1 January 2029 to 31 December 2033.

The actual Framework dates and number of Frameworks are indicative only, but the total Term is of all Frameworks added together is a maximum of eight years.

Main procurement category

Services

Options

The right to additional purchases while the contract is valid.

The right to additional purchases while the contract is valid.

Local Government Re-organisation could lead to increased service, requirements, delivery in different locations and increase in Framework value

CPV classifications

- 55250000 - Letting services of short-stay furnished accommodation
- 85300000 - Social work and related services

Contract locations

- UKF14 - Nottingham
- UKF15 - North Nottinghamshire
- UKF16 - South Nottinghamshire

Information about tenders

- 39 tenders received
- 19 tenders assessed in the final stage:
 - 13 submitted by small and medium-sized enterprises (SME)

- 5 submitted by voluntary, community and social enterprises (VCSE)
 - 17 suppliers awarded contracts
 - 2 suppliers unsuccessful (details included for contracts over £5 million)
-

Unsuccessful suppliers

- [CLEARSPRINGS READY HOMES LTD](#)
 - [ROOMZZZ LIMITED](#)
-

Procedure

Procedure type

Open procedure

Special regime

Light touch

Suppliers

9 PROPERTY GROUP LIMITED

- Companies House: 09519708
- Public Procurement Organisation Number: PXNY-3913-MQNH

Pearl Assurance House

Nottingham

NG1 6BT

United Kingdom

Email: taj.ubhi@9pg.co.uk

Website: <http://www.9pg.co.uk/>

Region: UKF14 - Nottingham

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. 1

BERNIE'S PLACE C.I.C

- Companies House: 15475263
- Public Procurement Organisation Number: PZTW-7566-WGWT

4 Gate House Gatehouse Drive

Matlock

DE4 4DL

United Kingdom

Email: ose@berniesplace.uk

Region: UKF13 - South and West Derbyshire

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. 1

CENTENNIAL PROPERTY LIMITED

- Companies House: 08861768
- Public Procurement Organisation Number: PPBC-3852-BTLW

259 Capability Green

Luton

LU1 3LU

United Kingdom

Email: tenders@thehousingnetwork.co.uk

Website: <http://www.thehousingnetwork.co.uk>

Region: UKH21 - Luton

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. 1

CLEARSPRINGS READY HOMES LTD

- Companies House: 07921508
- Public Procurement Organisation Number: PXDH-1466-JLJZ

26 Brook Road

Rayleigh

SS6 7XJ

United Kingdom

Website: <https://www.ready-homes.co.uk/>

Region: UKH37 - Essex Thames Gateway

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

CONSULTANCY 4 YOU LTD

- Companies House: 10241366
- Public Procurement Organisation Number: PLGH-2183-GZMW

131 Middleton Boulevard

Nottingham

NG8 1FW

United Kingdom

Email: accounts@c4u.org

Website: <http://www.c4you.org>

Region: UKF14 - Nottingham

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. 1

EMMANUEL HOUSE SUPPORT CENTRE

- Companies House: 03798780
- Charity Commission (England and Wales): 1077424

53-61 Goose Gate

Nottinghamshire

NG1 1FE

United Kingdom

Email: denis.tully@emmanuelhouse.org.uk

Website: <http://www.emmanuelhouse.org.uk>

Region: UKF14 - Nottingham

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. 1

Framework Housing Association

- Companies House: 3318404
- Public Procurement Organisation Number: PMXC-1535-VCDR

Val Roberts House, 25 Gregory Boulevard

Nottingham

NG7 6NX

United Kingdom

Email: business.development@frameworkha.org

Website: <https://www.frameworkha.org/>

Region: UKF14 - Nottingham

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): Yes

Supported employment provider: No

Public service mutual: No

Contract 1. 1

HARRIS GRANT PROPERTIES CIC

- Companies House: 14379796
- Public Procurement Organisation Number: PZPL-7526-WRND

8 Jarodale House

Nottingham

NG7 6LB

United Kingdom

Email: admin@hgpropertiescic.co.uk

Website: <http://hgpropertiescic.co.uk>

Region: UKF14 - Nottingham

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): Yes

Supported employment provider: No

Public service mutual: No

Contract 1. 1

HONOR BUSINESS SERVICES LTD

- Companies House: 13443793
- Public Procurement Organisation Number: PWWQ-2115-ZNBR

Suite RA 01

195 Wood Street

E17 3NU

United Kingdom

Email: admin@honorbservices.org

Website: <http://www.honorbservices.org>.

Region: UKI53 - Redbridge and Waltham Forest

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. 1

LORDAM SUPPORT SERVICES LTD

- Companies House: 13789912
- Public Procurement Organisation Number: PXXG-8889-WGLR

Carneige Court, Flat 10

Chelmsford

CM1 1DG

United Kingdom

Email: lordamcareservices@gmail.com

Website: <http://www.lordamservices.com>

Region: UKH36 - Heart of Essex

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. 1

NIGHTINGALE NOBLE LTD

- Companies House: 14521662
- Public Procurement Organisation Number: PQCY-3996-XMLD

71-75 Shelton Street

London

WC2H 9JQ

United Kingdom

Email: nightingalenobleltd@gmail.com

Region: UKI31 - Camden and City of London

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. 1

NOTTINGHAM CITY HOMES REGISTERED PROVIDER LIMITED

- Companies House: 09810057
- Public Procurement Organisation Number: PCCL-7483-JTGD

Loxley House

Nottingham

NG2 3NJ

United Kingdom

Email: mark.lawson@nottinghamcityhomes.org.uk

Website: <http://www.nchrp.org>

Region: UKF14 - Nottingham

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. 1

NOTTINGHAM COMMUNITY HOUSING ASSOCIATION LIMITED

- Companies House: RS007104
- Public Procurement Organisation Number: PNBW-6182-MLVN

Clifton Place, 9 Fairham Brook Drive

Nottingham

NG11 8PY

United Kingdom

Email: hwbusinessdevelopment@ncha.org.uk

Website: <http://ncha.org.uk>

Region: UKF14 - Nottingham

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): Yes

Supported employment provider: No

Public service mutual: No

Contract 1. 1

RENT CONNECT HOUSING LIMITED

- Companies House: 07588779
- Public Procurement Organisation Number: PZYH-5414-YGBZ

726 Capability Green

Luton

LU1 3LU

United Kingdom

Email: info@rentconnect.co.uk

Website: <http://rentconnect.co.uk>

Region: UKH21 - Luton

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. 1

ROOMZZZ LIMITED

- Companies House: 05086774
- Public Procurement Organisation Number: PCRL-8125-WLVP

Northgate

Leeds

LS2 7PN

United Kingdom

Website: <http://www.roomzzz.com>

Region: UKE42 - Leeds

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

SHIFTING YOUR MINDSET

- Companies House: 13208334
- Public Procurement Organisation Number: PXTW-2836-QRZP

830 Woodborough Road

Nottingham

NG3 5QQ

United Kingdom

Email: mutsamakaka@shiftingyourmindset.co.uk

Website: <http://www.shiftingyourmindset.co.uk>

Region: UKF16 - South Nottinghamshire

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): Yes

Supported employment provider: No

Public service mutual: No

Contract 1. 1

SIGNATURE HOTEL GROUP LIMITED

- Companies House: 03929827
- Public Procurement Organisation Number: PJNL-1884-LVWX

Dunchurch Park Conference Centre

Dunchurch

CV22 6QW

United Kingdom

Email: accounts@dunchurch.co.uk

Website: <http://signaturehotelgroup.uk>

Region: UKG13 - Warwickshire

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. 1

TRANSITIONS HOUSING SOLUTIONS C.I.C.

- Companies House: 12857035
- Public Procurement Organisation Number: PGTC-1827-BRMD

1-3 Chapel Court Chapel Lane

Nottingham

NG5 7DR

United Kingdom

Email: anthony@transitions-cic.co.uk

Website: <http://www.transitions-cic.co.uk>

Region: UKF16 - South Nottinghamshire

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): Yes

Supported employment provider: No

Public service mutual: No

Contract 1. 1

WHYMAN HOUSING CIC

- Companies House: 15018050
- Public Procurement Organisation Number: PXCH-1866-QYCZ

14 Widdowson Road

Nottingham

NG10 3SY

United Kingdom

Email: info@whymanhousing.com

Website: <https://whymanhousing.com/>

Region: UKF13 - South and West Derbyshire

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. 1

Contracting authority

Nottingham City Council

- Public Procurement Organisation Number: PZGG-1891-TDCX

Loxley House, Station Street

Nottingham

NG2 3NG

United Kingdom

Email: procurement@nottinghamcity.gov.uk

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

Region: UKF14 - Nottingham

Organisation type: Public authority - sub-central government