

## **Prior Information Notice**

### Provider Engagement

#### Commissioning Children's Homes in Hackney for Children Looked After

### **Update following Market Engagement events in Feb 2025**

The London Borough of Hackney is seeking to commission a partner provider to run two new children's homes in Hackney. It is anticipated that the Council will commission a block contract that would provide 6 places for children looked after, across two homes. The buildings would remain owned by London Borough of Hackney and be leased to the prospective provider for the duration of the contract.

The proposed contract will allow us to work in partnership with a provider to deliver the homes aligned to the Council's core values and its Systemic, Trauma-informed and Anti-Racist (STAR) practice model. The Council aims to deliver on its ambition to make these homes available for children in a timely way, by drawing on the knowledge, skills and expertise of an established provider to mobilise the contract and secure Ofsted registration.

This notice does not constitute a call for competition to procure any services for the Council and the Council is not bound to accept any proposals offered. The Council is not liable for any costs, fees or expenses incurred by any party. Any procurement of services by the Council in due course will be carried out strictly in accordance with the provisions of the Procurement Act 2023.

There will be a competitive procurement process going live in July 2025 with contract award anticipated for January 2026.

**Following the provider engagement events earlier in the year, the Council has been co-producing the specification with service area leads and young people with lived experience and want to update the market on the project development ahead of the tender being published:**

- The two buildings that the homes will be running from are Council owned properties.
- We are in the process of applying for planning permission for change of use for both sites.
- Both sites will be fully refurbished and handed over to the successful partner provider in completed condition with no further work required.
- The successful provider will be responsible for furnishing both properties. This may also include the installation of CCTV and other appropriate technology in line with service needs.
- The Council will include a draft Heads of Terms document in the procurement pack, setting out details of the lease arrangements for the properties to the successful partner provider on a peppercorn rent.
- We're expecting building work to be completed April/May 2026
- Anticipated contract start will be early January 2026 with a period of mobilization to allow for recruitment, setting up and registration of the homes.

- We anticipate that the first children would be able to move into the homes (pending Ofsted registration) from September 2026.
- The Council will offer monthly clinical supervision and ad-hoc training and support for the registered manager and staff team via our in house clinical service. The in house clinical service will also be available for individual consultations for Hackney young people living in the homes which can be arranged via the child's social worker.
- We are committed to forming a long standing partnership with the successful provider and want to work closely to ensure that they feel part of our Corporate Parenting and wider services and are fully integrated into Hackney Children and Families Service. As such we are able to extend our inhouse training offer and practice development support to the Registered Manager and staff team working in the homes.

Updated plans for the homes are as follows:

### Home 1 - 4 bedrooms for children

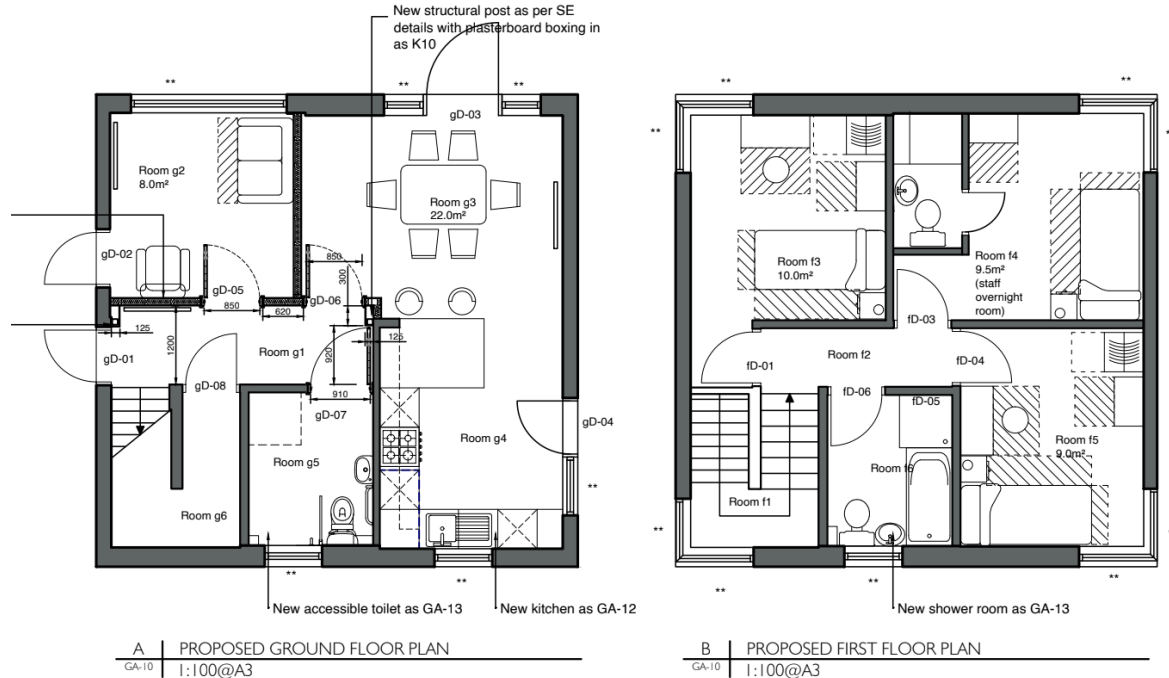


### Key features:

- 4 bedrooms for children
- Office space on ground floor
- Staff sleep in room and bathroom
- Separate living room
- Kitchen/diner

- Basement room - Potentially for sensory space/games room/study area
- Garden

## Home 2 - 2 bedrooms for children



### Key features:

- 2 bedrooms for children
- 1 staff sleep in room/office space on 1st floor (including staff bathroom)
- Open plan kitchen/diner
- Separate living room
- Garden

## Pricing Strategy

The Council wishes to thank providers that participated in the market engagement and provided feedback. The Council understood, through this engagement, that providers were concerned about a staggered financial approach to the block that was based on occupancy.

Through our consultations and financial modelling we have taken this on board and have adjusted our pricing strategy accordingly.

We have included the provision of contractual uplifts in the pricing of the tender with the cost of the contract remaining fixed for the first 2 years, with an average of CPI and RPI+1% (est. at 4% total) used to increase the applicable parts of the contract for years 3-7. This uplift should be demonstrated in the pricing schedule & the total contract should be no more than the maximum budget provided for this service which will be published in the tender.

Providers are to note that bidders will be accessed on a 70% quality and 30% price basis.