



Oversight and Governance
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Delegated Decisions

Delegated Executive/Officer Decisions

Notice of call-in for non-urgent decisions must be given to the Democratic Services Team by 4.30 pm on Friday 02/01/2026. Please note – urgent decisions and non-key Council Officer decisions cannot be called in. Copies of the decisions together with background reports are available for viewing as follows:

- on the Council's Intranet Site at <https://modgov/mgDelegatedDecisions.aspx>
- on the Council's website at <https://tinyurl.com/3hwmpzzp>

The decisions detailed below may be implemented on 05/01/2026 if they are not called-in.

Delegated Decisions

I. Council Officer Decision - Gary Walbridge (Strategic Director Adults, Health and Communities):

- I.a. COD17 25/26 - Extra Care Housing Contract Extension **(Pages 1 - 20)**
- I.b. COD16 24/25 - Plymouth Adults' Care Home Contract Awards **(Pages 21 - 52)**

EXECUTIVE DECISION

made by a Council Officer



REPORT OF ACTION TAKEN UNDER DELEGATED AUTHORITY BY AN INDIVIDUAL COUNCIL OFFICER

Executive Decision Reference Number – COD17 25/26

Decision	
1	Title of decision: Extra Care Housing Contract Extension
2	Decision maker: Gary Walbridge (Strategic Director Adults, Health and Communities)
3	Report author and contact details: Beatrice Yarde (Commissioning Officer, Contracts) Beatrice.Yarde@plymouth.gov.uk +441752307938
4a	Decision to be taken: To extend the current Extra Care Housing contract from 5 January 2026 until 30 th April 2026 at a cost of approximately £1,089,180.29
4b	Reference number of original executive decision or date of original committee meeting where delegation was made: Cabinet 10/07/2023, Options for the future delivery of extra care housing and social inclusion PDF 174 KB
5	Reasons for decision: A new contract for Extra Care Housing has been procured and will commence on 1 st May 2026. Due to the current contract expiring before the new contract commences the Extra Care Housing contract for all four lots must be extended to ensure continued compliance and service delivery. Due to delays in publishing the new contract award decision, it is necessary to extend the current contract by four months. This extension will allow sufficient time for the call-in and standstill periods, completion of contract signing, policy checks, and provide a minimum three-month mobilisation period.
6	Alternative options considered and rejected: Do nothing and let the contract run out – Several individuals currently enrolled in these schemes will require ongoing support from 4 January 2026. Failure to provide this could result in Plymouth City Council being in breach of its statutory duties to meet assessed Adult Social Care needs. Spot purchase a new contract for 4 months - Entering into a new four-month contract through emergency spot purchasing or interim arrangements would present a significant financial risk due to the substantially higher costs involved. Additionally, directly awarding an emergency contract poses a procurement risk and could expose the Council to legal challenge, as multiple providers are capable of delivering the service.
7	Financial implications and risks: The estimated cost of a four-month extension is approximately £1,089,180.29 assuming 3% inflation applied in April 2026. This will be funded by the ASC revenue budget and is a continuation of existing services.
8	Legal Implications and risks: Under the procurement rules we are able to extend the current contract.

	If we do not extend the current contract then there is a risk of a challenge for failure to meet our statutory duties.			
9a	Is the decision a Key Decision? (please contact Democratic Support for further advice)	Yes	No	Per the Constitution, a key decision is one which:
			X	in the case of capital projects and contract awards, results in a new commitment to spend and/or save in excess of £3million in total
			X	in the case of revenue projects when the decision involves entering into new commitments and/or making new savings in excess of £1million , anually
		X	is significant in terms of its effect on communities living or working in an area comprising two or more wards in the area of the local authority.	
9b	If yes, date of publication of the notice in the Forward Plan of Key Decisions	14/11/2025		
10	Please specify how this decision is linked to the Council's corporate plan/Plymouth Plan and/or the policy framework and/or the revenue/capital budget:	<p>The Plymouth Plan 2014-2034 details the Local Authority's ambition to meet local housing needs, ensuring that everyone has access to a safe home which is suited to their needs and located in a community where they want to live.</p> <p>One of the key aspects of this is enabling older people to promote, secure and sustain their independence in a home appropriate to their needs, including increased provision for extra care housing.</p> <p>The Extra Care model meets Plymouth City Council's Corporate Plan priorities to focus on prevention and early intervention, by supporting people to live at home for longer and prevent early reliance on bedded care, and supporting people to be protected and feel safe.</p>		
11	Please specify any direct environmental implications of the decision (carbon impact)	<p>The Extra Care model supports Plymouth's Net Zero ambition by having multiple scheme locations across the city, reducing the need for people to travel to their place of work. It also encourages local community access, again reducing the need for travel for residents of the schemes.</p>		
Urgent decisions				
12a	Is the decision urgent and to be implemented immediately in the interests of the Council or the public?	Yes		(If yes, please contact Democratic Support for advice)
		No	X	(If no, go to section 13a)
12b	Reason for urgency:			
12c	Scrutiny Chair signature:		Date	

	Scrutiny Committee name:			
	Print Name:			
Consultation				
I3a	Which Cabinet Member's portfolio does this decision relate to?	Cllr Mary Aspinall, Cabinet Member for Health and Adult Social Care		
I3b	Date Cabinet Member consulted	03/12/2025		
I3c	Are any other Cabinet members' portfolios affected by the decision?	Yes		
		No	X	(If no go to section 14)
I3d	Which other Cabinet member's portfolio is affected by the decision?	N/A		
I3e	Date other Cabinet member(s) consulted	N/A		
I4	Has any Cabinet member declared a conflict of interest in relation to the decision?	Yes		If yes, please discuss with the Monitoring Officer
		No	X	
I5	Which Corporate Management Team member has been consulted?	Name	Gary Walbridge	
		Job title	Strategic Director, Adults, Health and Communities	
		Date consulted	17/12/2025	
Sign-off				
I6	Sign off codes from the relevant departments consulted:	Democratic Support (mandatory)	JS58 25/26	
		Finance (mandatory)	DN.25.26.003	
		Legal (mandatory)	LS/00001312/1/AC/2 2/12/25	
		Human Resources (if applicable)	N/A	
		Corporate property (if applicable)	N/A	
		Procurement (if applicable)	JS/AHC/812/ED/1225	
Appendices				
I7	Ref.	Title of appendix		
	A	Briefing report		
	B	Equality Impact Assessment		
Confidential/exempt information				

18a	Do you need to include any confidential/exempt information?	Yes		If yes, prepare a second, confidential ('Part II') briefing report and indicate why it is not for publication by virtue of Part 1 of Schedule 12A of the Local Government Act 1972 by ticking the relevant box in 18b below.					
		No							
		Exemption Paragraph Number							
		1	2	3	4	5	6	7	
18b	Confidential/exempt briefing report title: Contract Variation Authorisation Form			X					
Background Papers									
19	Please list all unpublished, background papers relevant to the decision in the table below. Background papers are <u>unpublished</u> works, relied on to a material extent in preparing the report, which disclose facts or matters on which the report or an important part of the work is based. If some/all of the information is confidential, you must indicate why it is not for publication by virtue of Part 1 of Schedule 12A of the Local Government Act 1972 by ticking the relevant box.								
Title of background paper(s)			Exemption Paragraph Number						
			1	2	3	4	5	6	7
Council Officer Signature									
20	I agree the decision and confirm that it is not contrary to the Council's policy and budget framework, Corporate Plan or Budget. In taking this decision I have given due regard to the Council's duty to promote equality of opportunity, eliminate unlawful discrimination and promote good relations between people who share protected characteristics under the Equalities Act and those who do not. For further details please see the EIA attached.								
Signature			Date of decision	22.12.2025					
Print Name	Gary Walbridge (Strategic Director Adults, Health and Communities)								

EXTRA CARE HOUSING

Contract Variation Briefing Part 1



EXTRA CARE HOUSING TENDER

Scope of Work

The Extra Care Housing (ECH) contract covers seven schemes across Plymouth, designed primarily for individuals aged 55 and over. Residents have their own self-contained homes within larger complexes, retaining legal rights to occupy their property while benefiting from 24/7 on-site care and support.

The service aims to help people live independently, support those with complex needs, including dementia and physical and mental disabilities. Key outcomes include maintaining independence, involvement in the local community, preventing hospital admissions, and managing individual risks.

The delivery is split into two areas: a core service providing continuous support for all residents, and commissioned care offering tailored one-to-one support for those assessed as eligible by Adult Social Care. Residents can choose between the core provider or an alternative for their individual care needs.

Procurement Process

The variation to the current Extra Care Housing contract is compliant under The Public Contract Regulations (PCR) 2015. The modification is not considered to be substantial in nature.

Financial Implications

Financial provision has been made for this contract within the revenue budget for Adult Social Care and is a continuation of existing services.

Recommendation

To extend the current contract with the existing provider, Cera Care, until 30th April 2026. The value of the contract extension is £1,089,180.29 and allows sufficient time for the call-in and standstill periods, completion of contract signing, policy checks, and provide a minimum three-month mobilisation period.

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EQUALITY IMPACT ASSESSMENT – EXTRA CARE HOUSING

SECTION ONE: INFORMATION ABOUT THE PROPOSAL

Author(s): The person completing the EIA template.	James Stannard	Department and service:	Strategic Commissioning, Adults, Health & Communities	Date of assessment:	15/12/2025
Lead Officer: Head of Service, Service Director, or Strategic Director.	Gary Walbridge Strategic Director	Signature:		Approval date:	22.12.2025
Overview:	<p>The extra care service currently provides commissioned care across 7 extra care schemes for older people in the City.</p> <p>Eligibility criteria for the service is defined as:</p> <p><u>Adults</u></p> <p>An individual whose needs meet The Care and Support (Eligibility Criteria) Regulations 2014, as set out in the Care Act 2014, in order to receive the Services, namely if:</p> <ul style="list-style-type: none"> a) The adult's needs arise from or are related to a physical or mental impairment or illness; b) As a result of the adult's needs the adult is unable to achieve two or more of the outcomes specified in paragraph 2 of the Regulations; and c) As a consequence there is, or is likely to be, a significant impact on the adult's well-being. <p>Any services received following a care or support Assessment and recommendation from an appropriately qualified health and social care professional will be free of charge to the Service User, where the solution recommended provides a preventative benefit or meets Care Act 2014 Eligibility Criteria and it achieves Best Value for Commissioners.</p>				
Decision required:	To extend the current Extra Care Housing contract from 5 January 2026 until 30 th April 2026 at a cost of approximately £1,089,180.29				

SECTION TWO: EQUALITY IMPACT ASSESSMENT SCREENING TOOL

Potential external impacts:	Yes	No	x
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Does the proposal have the potential to negatively impact service users, communities or residents with protected characteristics?				
Potential internal impacts: Does the proposal have the potential to negatively impact Plymouth City Council employees?	Yes		No	x
Is a full Equality Impact Assessment required? (if you have answered yes to either of the questions above then a full impact assessment is required and you must complete section three)	Yes		No	x
If you do not agree that a full equality impact assessment is required, please set out your justification for why not.				

SECTION THREE: FULL EQUALITY IMPACT ASSESSMENT

Protected characteristics (Equality Act, 2010)	Evidence and information (e.g. data and consultation feedback)	Adverse impact	Mitigation activities	Timescale and responsible department

Age	<p>Plymouth</p> <ul style="list-style-type: none">• 16.4 per cent of people in Plymouth are children aged under 15.• 65.1 per cent are adults aged 15 to 64.• 18.5 percent are adults aged 65 and over.• 2.4 percent of the resident population are 85 and over. <p>South West</p> <ul style="list-style-type: none">• 15.9 per cent of people are aged 0 to 14, 61.8 per cent are aged 15 to 64.• 22.3 per cent are aged 65 and over. <p>England</p> <ul style="list-style-type: none">• 17.4 per cent of people are aged 0 to 14.• 64.2 per cent of people are aged 15 to 64.• 18.4 per cent of people are aged 65 and over. <p>(2021 Census)</p>	<p>No adverse impact.</p> <p>As part of PCC tender/commissioning process providers are asked to demonstrate their understanding of Equality & Diversity and demonstrate policies, procedures, process are in place.</p>	<p>None.</p>	<p>N/A</p>
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Care experienced individuals (Note that as per the Independent Review of Children's Social Care recommendations, Plymouth City Council is treating care experience as though it is a protected characteristic).	<p>It is estimated that 26 per cent of the homeless population in the UK have care experience. In Plymouth there are currently 7 per cent of care leavers open to the service (6 per cent aged 18-20 and 12 per cent of those aged 21+) who are in unsuitable accommodation.</p> <p>The Care Review reported that 41 per cent of 19-21 year old care leavers are not in education, employment or training (NEET) compared to 12 per cent of all other young people in the same age group.</p> <p>In Plymouth there are currently 50 per cent of care leavers aged 18-21 Not in Education Training or Employment (54 per cent of all those care leavers aged 18-24 who are open to the service).</p> <p>There are currently 195 care leavers aged 18 to 20 (statutory service) and 58 aged 21 to 24 (extended offer). There are more care leavers aged 21 to 24 who could return for support from services if they wished to.</p>	<p>No adverse impact. Extra care housing is eligible for adults aged 55+.</p>		
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Disability	<p>9.4 per cent of residents in Plymouth have their activities limited 'a lot' because of a physical or mental health problem.</p> <p>12.2 per cent of residents in Plymouth have their activities limited 'a little' because of a physical or mental health problem (2021 Census)</p> <p>Extra Care Housing supports service users, some of whom have a disability, including some people with quite complex needs who can live independently in extra care housing but with additional on-site support.</p>	<p>Impact is based on whether a need has been identified.</p> <p>As part of PCC tender/commissioning process providers are asked to demonstrate their understanding of Equality & Diversity and demonstrate policies, procedures, process are in place.</p>	<p>Ensure appropriate supervision and training of the suitably qualified person undertaking the needs assessment.</p> <p>The data from the 2021 Census will be used to inform the changes in the Plymouth population over the past 10 years and predict the population over the contract period.</p>	Ongoing
Gender reassignment	<p>0.5 per cent of residents in Plymouth have a gender identity that is different from their sex registered at birth. 0.1 per cent of residents identify as a trans man, 0.1 per cent identify as non-binary and, 0.1 per cent identify as a trans women (2021 Census).</p>	<p>Impact is based on whether a need has been identified.</p> <p>As part of PCC tender/commissioning process providers are asked to demonstrate their understanding of Equality & Diversity and demonstrate policies, procedures, process are in place.</p>	<p>Ensure appropriate supervision and training of the suitably qualified person undertaking the needs assessment.</p> <p>The data from the 2021 Census will be used to inform the changes in the Plymouth population over the past 10 years and predict the population over the contract period.</p>	Ongoing

Marriage and civil partnership	<p>40.1 per cent of residents have never married and never registered a civil partnership. 10 per cent are divorced, 6 percent are widowed, with 2.5 per cent are separated but still married.</p> <p>0.49 per cent of residents are, or were, married or in a civil partnerships of the same sex. 0.06 per cent of residents are in a civil partnerships with the opposite sex (2021 Census).</p>	<p>Impact is based on whether a need has been identified.</p> <p>As part of PCC tender/commissioning process providers are asked to demonstrate their understanding of Equality & Diversity and demonstrate policies, procedures, process are in place.</p>	<p>Ensure appropriate supervision and training of the suitably qualified person undertaking the needs assessment.</p> <p>The data from the 2021 Census will be used to inform the changes in the Plymouth population over the past 10 years and predict the population over the contract period.</p>	Ongoing
Pregnancy and maternity	<p>The total fertility rate (TFR) for England was 1.62 children per woman in 2021. The total fertility rate (TFR) for Plymouth in 2021 was 1.5.</p>	<p>Impact is based on whether a need has been identified.</p> <p>As part of PCC tender/commissioning process providers are asked to demonstrate their understanding of Equality & Diversity and demonstrate policies, procedures, process are in place.</p>	<p>Ensure appropriate supervision and training of the suitably qualified person undertaking the needs assessment.</p> <p>The data from the 2021 Census will be used to inform the changes in the Plymouth population over the past 10 years and predict the population over the contract period.</p>	Ongoing

Race	<p>In 2021, 94.9 per cent of Plymouth's population identified their ethnicity as White, 2.3 per cent as Asian and 1.1 per cent as Black (2021 Census)</p> <p>People with a mixed ethnic background comprised 1.8 per cent of the population. 1 per cent of the population use a different term to describe their ethnicity (2021 Census)</p> <p>92.7 per cent of residents speak English as their main language. 2021 Census data shows that after English, Polish, Romanian, Chinese, Portuguese, and Arabic are the most spoken languages in Plymouth (2021 Census).</p>	<p>Impact is based on whether a need has been identified.</p> <p>As part of PCC tender/commissioning process providers are asked to demonstrate their understanding of Equality & Diversity and demonstrate policies, procedures, process are in place.</p>	<p>Ensure appropriate supervision and training of the suitably qualified person undertaking the needs assessment.</p> <p>The data from the 2021 Census will be used to inform the changes in the Plymouth population over the past 10 years and predict the population over the contract period.</p>	Ongoing
Religion or belief	<p>48.9 per cent of the Plymouth population stated they had no religion. 42.5 per cent of the population identified as Christian (2021 Census).</p> <p>Those who identified as Muslim account for 1.3 per cent of Plymouth's population while Hindu, Buddhist, Jewish or Sikh combined totalled less than 1 per cent (2021 Census).</p>	<p>Impact is based on whether a need has been identified.</p> <p>As part of PCC tender/commissioning process providers are asked to demonstrate their understanding of Equality & Diversity and demonstrate policies, procedures, process are in place.</p>	<p>Ensure appropriate supervision and training of the suitably qualified person undertaking the needs assessment.</p> <p>The data from the 2021 Census will be used to inform the changes in the Plymouth population over the past 10 years and predict the population over the contract period.</p>	Ongoing

Sex	51 per cent of our population are women and 49 per cent are men (2021 Census).	Impact is based on whether a need has been identified. As part of PCC tender/commissioning process providers are asked to demonstrate their understanding of Equality & Diversity and demonstrate policies, procedures, process are in place.	Ensure appropriate supervision and training of the suitably qualified person undertaking the needs assessment. The data from the 2021 Census will be used to inform the changes in the Plymouth population over the past 10 years and predict the population over the contract period.	Ongoing
Sexual orientation	88.95 per cent of residents aged 16 years and over in Plymouth describe their sexual orientation as straight or heterosexual. 2.06 per cent describe their sexuality as bisexual, 1.97 per cent of people describe their sexual orientation as gay or lesbian. 0.42 per cent of residents describe their sexual orientation using a different term (2021 Census).	Impact is based on whether a need has been identified. As part of PCC tender/commissioning process providers are asked to demonstrate their understanding of Equality & Diversity and demonstrate policies, procedures, process are in place.	Ensure appropriate supervision and training of the suitably qualified person undertaking the needs assessment. The data from the 2021 Census will be used to inform the changes in the Plymouth population over the past 10 years and predict the population over the contract period.	Ongoing

SECTION FOUR: HUMAN RIGHTS IMPLICATIONS

Human Rights	Implications	Mitigation Actions	Timescale and responsible department
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	N/A		
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SECTION FIVE: OUR EQUALITY OBJECTIVES

Equality objectives	Implications	Mitigation Actions	Timescale and responsible department
Work together in partnership to: <ul style="list-style-type: none">▪ promote equality, diversity and inclusion▪ facilitate community cohesion▪ support people with different backgrounds and lived experiences to get on well together	N/A		
Give specific consideration to care experienced people to improve their life outcomes, including access to training, employment and housing.	N/A		
Build and develop a diverse workforce that represents the community and citizens it serves.	N/A		
Support diverse communities to feel confident to report crime and anti-social behaviour, including hate crime and hate incidents, and work with partners to ensure Plymouth is a city where everybody feels safe and welcome.	N/A		

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The following relates to exempt or confidential matters (Para(s) 3 of Part 1, Schedule 12A of the Local Govt Act 1972). Any breach of confidentiality could prejudice the Council/person/body concerned & might amount to a breach of the councillors /employees codes of conduct.

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EXECUTIVE DECISION

made by a Council Officer



REPORT OF ACTION TAKEN UNDER DELEGATED AUTHORITY BY AN INDIVIDUAL COUNCIL OFFICER

Executive Decision Reference Number – COD16 24/25

Decision	
1	Title of decision: Plymouth Adults' Care Home Contract Awards
2	Decision maker: Gary Walbridge (Strategic Director for Adults, Health and Communities)
3	Report author and contact details: Megan Chilton (Commissioning Officer). E-mail: Megan.chilton@plymouth.gov.uk
4a	Decision to be taken: To award the following contracts: <ol style="list-style-type: none"> 1. PEO/24155 Lot 1 - Residential Care Home with or without Nursing Services (with a PL postcode) 2. PEO/25002 Lot 2 - Residential Care Home with or without Nursing Services with innovation (with a PL postcode) The total contract value for 10 years is £500,000,000 (The anticipated duration of the Framework Contract is for 5 years with possible extensions of 3 years plus 2 years)
4b	Reference number of original executive decision or date of original committee meeting where delegation was made: Cabinet 9 September 2024 – Recommissioning of Care Homes
5	Reasons for decision: The council has a statutory duty to provider adult social care including Residential & Nursing care. Cabinet 9 September 2024 agreed the business case and procurement for the 'Recommissioning of Care Homes' to establish an open framework. <ol style="list-style-type: none"> 1. A light touch open procedure tender process, which is a single stage Procurement consisting of the conditions of participation and the award criteria, has been undertaken in line with the Procurement Act 2023 and Plymouth City Council's Contract Standing Orders to recommission Plymouth Adults' Care Home services. 2. The suppliers who submitted a complete and compliant tender will be awarded a contract/place on the Framework.
6	Alternative options considered and rejected: Do Nothing - This would mean taking no action to increase or change the capacity in the care home market and rely on market forces to provide the increased beds and quality of care required by demographic and social policy changes.

	Award spot contracts – The Act specifically allows direct awards for "light touch services" where an individual or their carer's view is central (e.g., social care), to award to a preferred provider – wouldn't achieve best value.			
7	Financial implications and risks: The total contract value for 10 years is £500,000,000 (The anticipated duration of the Framework Contract is for 5 years with possible extensions of 3 years plus 2 years). This will be funded through the Adult Social Care revenue budget.			
8	Legal Implications:			
9	Is the decision a Key Decision? (please contact <u>Democratic Services</u> for further advice) Please type an X into the relevant boxes	Yes	No	Per the Constitution, a key decision is one which:
		<input checked="" type="checkbox"/>		in the case of capital projects and contract awards, results in a new commitment to spend and/or save in excess of £3million in total
		<input checked="" type="checkbox"/>		in the case of revenue projects when the decision involves entering into new commitments and/or making new savings in excess of £1million annually
		<input checked="" type="checkbox"/>	is significant in terms of its effect on communities living or working in an area comprising two or more wards in the area of the local authority.	
	If yes, date of publication of the notice in the <u>Forward Plan of Key Decisions</u>	14 November 2025		
10	Please specify how this decision is linked to the Council's corporate plan/Plymouth Plan and/or the policy framework and/or the revenue/capital budget:	The Plymouth Plan 2014-2034 details the Local Authority's ambition to ensure people get the right care from the right people at the right time to improve their health and wellbeing.		
11	Please specify any direct environmental implications of the decision (carbon impact)	No implications anticipated. A climate impact assessment has been completed.		
Urgent decisions				
12a	Is the decision urgent and to be implemented immediately in the interests of the Council or the public? Please type an X into the relevant box	Yes		(If yes, please contact Democratic Support (democraticservices@plymouth.gov.uk) for advice)
		No	<input checked="" type="checkbox"/>	(If no, go to section 13a)
12b	Reason for urgency:			

I2c				
Scrutiny Chair Signature:		Date		
Scrutiny Committee name:				
Print Name:				
Consultation				
I3a	Which Cabinet Member's portfolio does this decision relate to?	Councillor Mary Aspinall (Cabinet Member for Health and Adult Social Care)		
I3b	Date Cabinet Member consulted	3 December 2025		
I3c	Are any other Cabinet members' portfolios affected by the decision?	Yes		
		No	<input checked="" type="checkbox"/>	(If no go to section 14)
I4	Has any Cabinet member declared a conflict of interest in relation to the decision? Please type an X into the relevant box	Yes		If yes, please discuss with the Monitoring Officer
		No	<input checked="" type="checkbox"/>	
I5	Which Corporate Management Team member has been consulted?	Name	Gary Walbridge	
		Job title	Strategic Director of Adults, Health and Communities	
		Date consulted		
Sign-off				
I6	Sign off codes from the relevant departments consulted:	Democratic Support (mandatory)	JS57 25/26	
		Finance (mandatory)	OW.25.26.106	
		Legal (mandatory)	LS/4552(15)/RH/22 1225	
		Procurement (if applicable)	JS/AHC/809/ED/12/25	
		Corporate property (decisions involving Council owned land or facilities) (if applicable)	N/A	

	Human Resources (if applicable)	N/A
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Appendices

I7	Ref.	Title of appendix
	A	Plymouth Adults Care Home Procurement Briefing Paper (Part I)
	B	Plymouth Adults Care Home Procurement Decision Record (Part II)
	C	EIA Plymouth Adults Care Home
	D	CIA Plymouth Adults' Care Home Framework PLY-2655-25 14-11-2025

Confidential/exempt information

I8a	Do you need to include any confidential/exempt information? Please type an X into the relevant box	Yes	X	If yes, prepare a second, confidential ('Part II') briefing report and indicate why it is not for publication by virtue of Part 1 of Schedule 12A of the Local Government Act 1972 by ticking the relevant box in I8b below. (Keep as much information as possible in the briefing report that will be in the public domain)
		No		

Exemption Paragraph Number

I	2	3	4	5	6	7
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I8b	Confidential/exempt briefing report title: B - Plymouth Adults Care Home Procurement Decision Record (Part II)		X				
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Background Papers

I9	Please list all unpublished, background papers relevant to the decision in the table below. Background papers are <u>unpublished</u> works, relied on to a material extent in preparing the report, which disclose facts or matters on which the report or an important part of the work is based. If some/all of the information is confidential, you must indicate why it is not for publication by virtue of Part 1 of Schedule 12A of the Local Government Act 1972 by ticking the relevant box.
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Title of background paper(s)**Exemption Paragraph Number**

I	2	3	4	5	6	7
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N/A

Cabinet Member Signature

20	I agree the decision and confirm that it is not contrary to the Council's policy and budget framework, Corporate Plan or Budget. In taking this decision I have given due regard to the Council's duty to promote equality of opportunity, eliminate unlawful discrimination and promote good relations between people who share protected characteristics under the Equalities Act (2010) and those who do not. For further details please see the EIA attached.		
Signature		Date of decision	23.12.2025
Print Name	Gary Walbridge (Strategic Director for Adults, Health and Communities)		

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PLYMOUTH ADULTS' CARE HOME FRAMEWORK

Contract Award Briefing Paper Part I



PLYMOUTH
CITY COUNCIL

I. EXECUTIVE SUMMARY

I.1 There are currently 87 individual care homes for adults 18+ in Plymouth, offering a mixture of residential and nursing care. There is a need to reconsider how we commission care homes, to ensure they continue to meet our future population needs and complexities. We have an integrated approach with our NHS Devon Integrated Care Board (ICB) partners to jointly commission and monitor care home services, with the Council as lead commissioner and NHS ICB Devon as an Associate Commissioner.

I.2 Plymouth City Council & NHS Devon ICB currently has joint contracts in place with all 87 care homes across Plymouth. This allows for placements to be made through a pre-placement agreement, inclusive of care homes across the city and where required out of area for residential care, nursing care, and NHS Continuing Healthcare (CHC).

I.3 Due to the ageing population and an increase in complex needs and comorbidities, the current mixture of residential and nursing beds is not considered to be fit for purpose. The available beds, and workforce, are therefore not able to fully support the demand and we know that the areas requiring more focus to support our population include:

- Complex dementia or mental health;
- Bariatric care;
- Complex physical health needs;
- Ventilated individuals and those with tracheostomies;
- Training opportunities to develop skills & competencies to respond to complex needs;

The proposed commissioning approach seeks to work with residential and nursing care home providers to design a revised model to address the gaps we are seeing in the care home market.

I.4 The framework will enable providers (with a PL postcode) to join at any point.

I.5 Ambition is to start to shape the market to address the need for additional provision required for complex care within the city. The aim is to support providers to expand their services into complex needs/dementia. There is a recognition through the Market Sustainability Plan that we have more than sufficient supply of residential, but not for complex needs/dementia/nursing.

I.6 We also recognise that we have some significant challenges around cost of care that we will be unable to fix but want to signal to providers our desire to continue to work together on this to design solutions.

2. BACKGROUND

2.1 This contract award covers LOTS 1 – 3: Plymouth Adults' Care Home Framework

PEO/24155 Lot 1 - Residential Care Home with or without Nursing Services (with a PL postcode)

PEO/25002 Lot 2 - Residential Care Home with or without Nursing Services with innovation (with a PL postcode)

Please note that the following Lot has been abandoned on 24 November 2025 by NHS Devon ICB as per the following reason: **Subsequent to the launch of the Lot 3 tender, further guidance has been issued to the ICB through the NHS 10 Year Plan and associated guidance on Integrated Neighbourhood Teams. In delivery of this, the ICB has recently issued a Health & Care Strategy for Devon, along with a set of commissioning intentions for health service delivery covering the next 5 years. Central to this is the development of Neighbourhood services which the ICB will rapidly look to recommission and align Intermediate Care (including hospital discharge) services to, and as such there is a need for us to not proceed with the current Lot 3 procurement whilst we reconsider our commissioning approach.**

PEO/25003 Lot 3 - Intermediate Care Pathway 2 rehab and reablement beds within residential care homes with or without nursing (within the Plymouth City Council boundary)

3. PROCUREMENT PROCESS

3.1 Procurement for Plymouth Adults' Care Home was run in accordance with the Open procedure, which is a single stage procurement consisting of the conditions of participation and the award criteria. A tender Notice was published on the Central Digital Platform reference number 2025/S 000-043079 on 25 July 2025, 11:39am

3.2 The procurement was advertised as 3 Lots. Suppliers could tender for one or more Lots.

3.3 For Lots 1 and 2, tenderers who successfully meet all the pass/fail criteria at the Conditions of Participation stage are awarded a place on the Framework contract.

3.4 Lots 1 & 2 – Thirty four compliant tender submissions were received by the submission deadline 29 August 2025. The tender submissions were checked by Council Officers, all of whom have the appropriate skills and experience, in order to ensure transparency and robustness in the process.

3.5 34 suppliers submit bids for Lot 1
28 suppliers submit bids for Lot 2
7 suppliers submit bids for Lot 3

3.6 The results are contained in the confidential (Part II) paper.

3.7 For Lot 3 Tenderers passing all the pass/fail criteria at Conditions of Participation stage had their method statement responses evaluated, by the evaluators to determine the most advantageous tender based on the quality criteria that are linked to the subject matter.

3.8 The high level award criteria:

Criteria	Weighting
Quality	100%
TOTAL	100%

3.9 Lot 3 - Three compliant tender submissions were received by the submission deadline 29 August 2025. The tender submissions were independently evaluated by Council Officers and external partners all of whom have the appropriate skills and experience, in order to ensure transparency and robustness in the process.

3.10 Please note that Lot 3 has been abandoned on 24 November 2025 by NHS Devon ICB as per the following reason: Subsequent to the launch of the Lot 3 tender, further guidance has been issued to the ICB through the NHS 10 Year Plan and associated guidance on Integrated Neighbourhood Teams. In delivery of this, the ICB has recently issued a Health & Care Strategy for Devon, along with a set of commissioning intentions for health service delivery covering the next 5 years. Central to this is the development of Neighbourhood services which the ICB will rapidly look to recommission and align Intermediate Care (including hospital discharge) services to, and as such there is a need for us to not proceed with the current Lot 3 procurement whilst we reconsider our commissioning approach.

3.11 The evaluation results are contained in the confidential (Part II) paper.

4. RECOMMENDATION

4.1 To Award the Plymouth Adults Care Home Framework Awards to:

Lot 1 - Residential Care Home with or without Nursing Services (with a PL postcode)
 Lot 2 - Residential Care Home with or without Nursing Services with innovation (with a PL postcode)

Name of Supplier	Awarded Lots
Alexandra House	1 & 2
Alpha Care	1 & 2
Amica Care Trust (Ernstell)	1 & 2
Ark Nursing and Care Agency	1
Arterne	1 & 2
Astor Hall	1 & 2
Balmain	1 & 2
Bethany Care Home	1 & 2
Butterfly Lodge (Camelot Care)	1
Camelot Care Homes - Excel Care	1 & 2
Homes - Consort	
Charlton House	1 & 2
Chatsworth	1
JAN Ltd (Clearview, Inglenook & Laburnum)	1 & 2
Craegmoor	1 & 2
Derbyshire	1 & 2
Down House Ltd	1 & 2
Dr Pepper (The Vicarage)	1
Durnsford Lodge	1 & 2
Greenacres	1 & 2
Hartley Park	1 & 2
Higher Park Lodge	1 & 2
IOTA	1 & 2
Karlyon Care (Trenant House)	1 & 2
Mannamead Care	1 & 2
Nutley	1 & 2
Pathways Care Group (Modus)	1 & 2
Sanctuary Care (Furzehatt)	1 & 2
Seymour Court	1 & 2
Southern Healthcare	1 & 2
St James Lodge	1 & 2
The Durnford Society	1
Two Trees	1 & 2
Vivacare Ltd	1 & 2

Please note that Lot 3 has been abandoned on 24 November 2025 by NHS Devon ICB as per the following reason: Subsequent to the launch of the Lot 3 tender, further guidance has been issued to the ICB through the NHS 10 Year Plan and associated guidance on Integrated Neighbourhood Teams. In delivery of this, the ICB has recently issued a Health & Care Strategy for Devon, along with a set of commissioning intentions for health service delivery covering the next 5 years. Central to this is the development of Neighbourhood services which the ICB will rapidly look to recommission and align Intermediate Care (including hospital discharge) services to, and as such there is a need for us to not proceed with the current Lot 3 procurement whilst we reconsider our commissioning approach.

Lot 3 - Intermediate Care Pathway 2 rehab & reablement beds within residential care homes with or without nursing (within the Plymouth City Council boundary):

Name of Supplier	Awarded Lots
Down House	Lot 3
Dr Pepper	Lot 3
Higher Park Lodge	Lot 3

For a total value over 10 years of £500,000,000 (The anticipated duration of the Framework Contract is for 5 years with possible extensions of 3 years plus 2 years

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EQUALITY IMPACT ASSESSMENT – PLYMOUTH ADULTS’ CARE HOME FRAMEWORK

SECTION ONE: INFORMATION ABOUT THE PROPOSAL

Author(s): The person completing the EIA template.	Megan Chilton	Department and service:	Adult, Health & Communities	Date of assessment:	14 November 2025
Lead Officer: Head of Service, Service Director, or Strategic Director.	Gary Walbridge	Signature:		Approval date:	23.12.2025
Overview:	<p>Plymouth City Council is proposing to award new contracts for Plymouth Adults’ Care Home Framework to commence 1 January 2026 following a procurement exercise undertaken in 2025.</p> <p>Eligibility criteria for the service is defined as:</p> <p><u>Adults</u></p> <p>An individual whose needs meet The Care and Support (Eligibility Criteria) Regulations 2014, as set out in the Care Act 2014, in order to receive the Services, namely if:</p> <ul style="list-style-type: none"> a) The adult’s needs arise from or are related to a physical or mental impairment or illness; b) As a result of the adult’s needs the adult is unable to achieve two or more of the outcomes specified in paragraph 2 of the Regulations; and c) As a consequence there is, or is likely to be, a significant impact on the adult’s well-being. <p>Any services received following a care or support Assessment and recommendation from an appropriately qualified health and social care professional will be free of charge to the Service User, where the solution recommended provides a preventative benefit or meets Care Act 2014 Eligibility Criteria and it achieves Best Value for Commissioners.</p>				
Decision required:	<p>To award the following contracts:</p> <ol style="list-style-type: none"> 1. PEO/24155 Lot 1 - Residential Care Home with or without Nursing Services (with a PL postcode) 2. PEO/25002 Lot 2 - Residential Care Home with or without Nursing Services with innovation (with a PL postcode) 				

	The total contract value for 10 years is £500,000,000 (The anticipated duration of the Framework Contract is for 5 years with possible extensions of 3 years plus 2 years)
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SECTION TWO: EQUALITY IMPACT ASSESSMENT SCREENING TOOL

Potential external impacts: Does the proposal have the potential to negatively impact service users, communities or residents with protected characteristics?	Yes	No	X
Potential internal impacts: Does the proposal have the potential to negatively impact Plymouth City Council employees?	Yes	No	X
Is a full Equality Impact Assessment required? (if you have answered yes to either of the questions above then a full impact assessment is required and you must complete section three)	Yes	No	X
If you do not agree that a full equality impact assessment is required, please set out your justification for why not.	This contract is an enhancement of the current service and therefore the changes will not negatively impact on any group.		

SECTION THREE: FULL EQUALITY IMPACT ASSESSMENT

Protected characteristics (Equality Act, 2010)	Evidence and information (e.g. data and consultation feedback)	Adverse impact	Mitigation activities	Timescale and responsible department
Age	<p>Plymouth</p> <ul style="list-style-type: none"> • 16.4 percent of people in Plymouth are children aged under 15. • 65.1 percent are adults aged 15 to 64. • 18.5 percent are adults aged 65 and over. • 2.4 percent of the resident population are 85 and over. <p>South West</p> <ul style="list-style-type: none"> • 15.9 percent of people are aged 0 to 14, 61.8 percent are aged 15 to 64. • 22.3 percent are aged 65 and over. <p>England</p> <ul style="list-style-type: none"> • 17.4 percent of people are aged 0 to 14. • 64.2 percent of people are aged 15 to 64. • 18.4 percent of people are aged 65 and over. <p>(2021 Census)</p>	<p>No adverse impact.</p> <p>As part of PCC tender/commissioning process providers are asked to demonstrate their understanding of Equality & Diversity and demonstrate policies, procedures, process are in place.</p>	N/A	

Care experienced individuals (Note that as per the Independent Review of Children's Social Care recommendations, Plymouth City Council is treating care experience as though it is a protected characteristic).	<p>It is estimated that 26 percent of the homeless population in the UK have care experience. In Plymouth there are currently 7 percent of care leavers open to the service (6 percent aged 18-20 and 12 percent of those aged 21+) who are in unsuitable accommodation.</p> <p>The Care Review reported that 41 percent of 19-21 year old care leavers are not in education, employment or training (NEET) compared to 12 percent of all other young people in the same age group.</p> <p>In Plymouth there are currently 50 percent of care leavers aged 18-21 Not in Education Training or Employment (54 percent of all those care leavers aged 18-24 who are open to the service).</p> <p>There are currently 195 care leavers aged 18 to 20 (statutory service) and 58 aged 21 to 24 (extended offer). There are more care leavers aged 21 to 24 who could return for support from services if they wished to.</p>	None anticipated	N/A	
Disability	<p>9.4 percent of residents in Plymouth have their activities limited 'a lot' because of a physical or mental health problem.</p> <p>12.2 percent of residents in Plymouth have their activities limited 'a little' because of a physical or mental health problem (2021 Census)</p>	None Anticipated Peoples will not be excluded from accessing the service because of their disability or health need.	N/A	

Gender reassignment	0.5 percent of residents in Plymouth have a gender identity that is different from their sex registered at birth. 0.1 percent of residents identify as a trans man, 0.1 percent identify as non-binary and, 0.1 percent identify as a trans women (2021 Census).	None anticipated People will not be excluded from accessing the service because of their gender or reassignment.	N/A	
Marriage and civil partnership	40.1 percent of residents have never married and never registered a civil partnership. 10 percent are divorced, 6 percent are widowed, with 2.5 percent are separated but still married. 0.49 percent of residents are, or were, married or in a civil partnerships of the same sex. 0.06 percent of residents are in a civil partnerships with the opposite sex (2021 Census).	None anticipated People will not be excluded from accessing the service because of their gender, marriage/civil partnership status, pregnancy or maternity	N/A	
Pregnancy and maternity	The total fertility rate (TFR) for England was 1.62 children per woman in 2021. The total fertility rate (TFR) for Plymouth in 2021 was 1.5.	None anticipated	N/A	
Race	In 2021, 94.9 percent of Plymouth's population identified their ethnicity as White, 2.3 percent as Asian and 1.1 percent as Black (2021 Census) People with a mixed ethnic background comprised 1.8 percent of the population. 1 percent of the population use a different term to describe their ethnicity (2021 Census) 92.7 percent of residents speak English as their main language. 2021 Census data shows that after English, Polish, Romanian, Chinese, Portuguese, and Arabic are the most spoken languages in Plymouth (2021 Census).	None anticipated People will not be excluded from accessing the service because of their race.	N/A	

Religion or belief	48.9 percent of the Plymouth population stated they had no religion. 42.5 percent of the population identified as Christian (2021 Census). Those who identified as Muslim account for 1.3 percent of Plymouth's population while Hindu, Buddhist, Jewish or Sikh combined totalled less than 1 percent (2021 Census).	None anticipated People will not be excluded from accessing the service because of their faith, religion or belief. Assessment of the way in which care services are delivered would also need to ensure an individual's faith/religion or belief were met when stated.	N/A	
Sex	51 percent of our population are women and 49 percent are men (2021 Census).	None anticipated	N/A	
Sexual orientation	88.95 percent of residents aged 16 years and over in Plymouth describe their sexual orientation as straight or heterosexual. 2.06 percent describe their sexuality as bisexual, 1.97 percent of people describe their sexual orientation as gay or lesbian. 0.42 percent of residents describe their sexual orientation using a different term (2021 Census).	None anticipated impact. People will not be excluded from accessing the service because of their sexual orientation.	N/A	

SECTION FOUR: HUMAN RIGHTS IMPLICATIONS

Human Rights	Implications	Mitigation Actions	Timescale and responsible department
Human right implications	Independent providers will be responsible for ensuring compliance with all legal responsibilities and duties.	N/A	

SECTION FIVE: OUR EQUALITY OBJECTIVES

Equality objectives	Implications	Mitigation Actions	Timescale and responsible department
Work together in partnership to: <ul style="list-style-type: none"> ▪ promote equality, diversity and inclusion ▪ facilitate community cohesion ▪ support people with different backgrounds and lived experiences to get on well together 	No anticipated implications		Commissioning – ongoing
Give specific consideration to care experienced people to improve their life outcomes, including access to training, employment and housing.	No anticipated implications	The Social Value indicator for recruitment of care leavers is now mandatory within all new procurements.	Commissioning – ongoing
Build and develop a diverse workforce that represents the community and citizens it serves.	No anticipated implications	<p>The procurement process included requirement from providers to have an equality and diversity policy.</p> <p>To ensure via our procurement and social value processes that pay equality can be met.</p>	Commissioning – ongoing
Support diverse communities to feel confident to report crime and anti-social behaviour, including hate crime and hate incidents, and work with partners to ensure Plymouth is a city where everybody feels safe and welcome.	No anticipated implications		Commissioning – ongoing

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Plymouth Adults' Care Home Framework

Project details

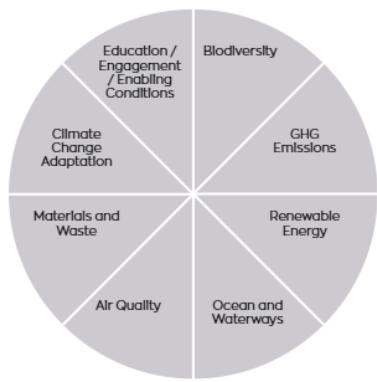
Assessment author

Caroline Patterson

Project summary

Light Touch Framework under Procurement Act 2023

Summary of assessment



- 1 Long term or significant negative impact
- 2 Short term or minor negative impact
- 3 No impact or neutral impact
- 4 Short term or minor positive impact
- 5 Long term or significant positive impact

Assessment scores

Biodiversity

Score

(3) No impact or neutral impact

Score justification

Plymouth Adults' Care Home framework partners with existing care homes within the Plymouth City boundary to support individuals with their residential care needs.

GHG Emissions

Score

(3) No impact or neutral impact

Score justification

Plymouth Adult's Care Home framework doesn't impact GHG emissions due to nature of the contract continuing with the providers already within Plymouth City Council's boundaries.

Renewable Energy**Score**

(3) No impact or neutral impact

Score justification

Plymouth Adult's Care Home framework doesn't impact renewable energy due to nature of the contract reliance on the existing Care Home market.

Ocean and Waterways**Score**

(3) No impact or neutral impact

Score justification

Plymouth Adult's Care Home framework doesn't impact ocean and waterways due to nature of the contract reliance on the existing Care Home market.

Air Quality**Score**

(3) No impact or neutral impact

Score justification

Plymouth Adult's Care Home framework doesn't impact air quality due to nature of the contract relying on the existing Care Home market.

Materials and Waste**Score**

(3) No impact or neutral impact

Score justification

Plymouth Adult's Care Home framework doesn't impact materials and waste due to nature of the contract relying on the existing Care Home market. Care Homes are expected under contractual obligations to continue to act in such a way that is complaint with ISO 14001.

Climate Change Adaptation

Score

(3) No impact or neutral impact

Score justification

An assessment referencing climate change adaptation is not required for our Plymouth Adults' Care Home Framework, as it won't have an impact on making Plymouth more or less resilient to the anticipated effects of climate change.

Education / Engagement / Enabling Conditions

Score

(3) No impact or neutral impact

Score justification

Plymouth Adult's Care Home Framework does not have an impact on education, engagement or enabling conditions as it is utilising the pre-existing care home market to continue to support Plymouth residents.

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The following relates to exempt or confidential matters (Para(s) 3 of Part 1, Schedule 12A of the Local Govt Act 1972). Any breach of confidentiality could prejudice the Council/person/body concerned & might amount to a breach of the councillors /employees codes of conduct.

Document is Restricted

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