

EXECUTIVE DECISION

made by a Council Officer



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

Executive Decision Reference Number – COD14 25/26

Decision	
1	Title of decision: Extra Care Housing Contract Awards
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 award the following contracts: Lot 1: Extra Care Housing North Locality to GP Homecare Limited t/a Radis Community Care for a total value of £4m. (8 years (4+2+2) total maximum contract value) Lot 2: Extra Care Housing East Locality to GP Homecare Limited t/a Radis Community Care for a total value of £4.6m. (8 years (4+2+2) total maximum contract value) Lot 3: Extra Care Housing South Locality to Sage Care Limited for a total value of £10m. (8 years (4+2+2) total maximum contract value) Lot 4: Extra Care Housing West Locality to Sage Care Limited for a total value of £13m. (8 years (4+2+2) total maximum contract value)
4b	Reference number of original executive decision or date of original committee meeting where delegation was made: Cabinet 10 July 2023 - Options for the future delivery of extra care housing and social inclusion
5	Reasons for decision: A competitive flexible tender process has been undertaken in line with the Procurement Act 2023 and Plymouth City Council's Contract Standing Orders to recommission Extra Care Housing Services. The Tenderers with the highest total scores will be awarded the contracts. Tenderers were able to bid for a maximum of 2 lots.
6	Alternative options considered and rejected: Cease the contract – this has been rejected as there is a statutory duty under the Care Act to ensure that we are providing suitable accommodation, care and support when needed for adults with social care needs. Extra Care is a key component of our approach, enabling people to be able to live in their own flat in a shared building where they can access personal and communal support.

7	Financial implications and risks: All lots will be tendered for up to 8 years (4+2+2). Therefore, the total maximum contract value for each lot is as detailed below: Lot 1: Extra Care Housing North Locality: £4m Lot 2: Extra Care Housing East Locality: £4.6m Lot 3: Extra Care Housing South Locality: £10m Lot 4: Extra Care Housing West Locality: £13m For all Lots the total value may change over the course of the contract due to potential inflationary uplifts and scope within the contract lifetime to add up to 2 additional ECH schemes within the City.			
8	Legal Implications and risks: The Extra Care Housing contract has been subject to a second re-tender following a legal challenge raised by an unsuccessful bidder during the standstill period. Based on external legal advice, the Council determined that re-procuring the contract was the most appropriate course of action to mitigate legal risk and ensure compliance with procurement regulations.			
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 , annually
			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 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 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. 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. 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.		

I 1	Please specify any direct environmental implications of the decision (carbon impact)	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.		
Urgent decisions				
I 2a	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 I 3a)
I 2b	Reason for urgency:			
I 2c	Scrutiny Chair signature:		Date	
	Scrutiny Committee name:			
	Print Name:			
Consultation				
I 3a	Which Cabinet Member's portfolio does this decision relate to?	Cllr Mary Aspinall (Cabinet Member for Health and Adult Social Care)		
I 3b	Date Cabinet Member consulted	03 December 2025		
I 3c	Are any other Cabinet members' portfolios affected by the decision?	Yes		
		No	X	(If no go to section I 4)
I 3d	Which other Cabinet member's portfolio is affected by the decision?			
I 3e	Date other Cabinet member(s) consulted			
I 4	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	
I 5	Which Corporate Management Team member has been consulted?	Name	Gary Walbridge	
		Job title	Strategic Director for Adults, Health and Communities	
		Date consulted	16 December 2025	
Sign-off				

16	Sign off codes from the relevant departments consulted:	Democratic Support (mandatory)	JS54 25/26
		Finance (mandatory)	OW.25.26.101
		Legal (mandatory)	LS/4552(14)/RH/121225
		Human Resources (if applicable)	N/A
		Corporate property (if applicable)	N/A
		Procurement (if applicable)	JS/AHC/808/ED/12/25

Appendices

17	Ref.	Title of appendix
	A	Extra Care Housing Briefing report (Part I)
	B	Equalities Impact Assessment
	C	Climate Impact Assessment
	D	Extra Care Housing decision record (Part II)


Confidential/exempt information

18a	Do you need to include any confidential/exempt information?	Yes	X	If yes, prepare a second, confidential ('Part II') briefing report and indicate why it is not for publication by virtue of Part I 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: D - Extra Care Housing decision record (Part II)			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 I 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	17/12/2025
Print Name	GARY WALBRIDGE		