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Tender

Transforming Care Housing with Care Development (Dordon)

Warwickshire County Council
Coventry and Warwickshire Integrated Care Board

F02: Contract notice

Notice identifier: 2024/S 000-000632

Procurement identifier (OCID): ocds-h6vhtk-042ba5

Published 9 January 2024, 12:27pm

Section I: Contracting authority

I.1) Name and addresses

Warwickshire County Council

Shire Hall, Market Square

Warwick

CV34 4RL

Email

procurement@warwickshire.gov.uk

Country

United Kingdom

Region code

UKG13 - Warwickshire

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

<http://www.warwickshire.gov.uk>

I.1) Name and addresses

Coventry and Warwickshire Integrated Care Board

Warwick

Email

procurement@warwickshire.gov.uk

Country

United Kingdom

Region code

UKG13 - Warwickshire

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

<https://www.happyhealthylives.uk>

I.2) Information about joint procurement

The contract involves joint procurement

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://in-tendhost.co.uk/csw-jets.aspx/Home>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://in-tendhost.co.uk/csw-jets.aspx/Home>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Transforming Care Housing with Care Development (Dordon)

Reference number

WCC - 18172

II.1.2) Main CPV code

- 70110000 - Development services of real estate

II.1.3) Type of contract

Services

II.1.4) Short description

The aim of this procurement exercise is to appoint an experienced Registered Provider (RP) of Social Housing, that will lead on the development of a purpose-built core and cluster scheme consisting of 6 bungalows to accommodate people with Learning Disabilities/autism with complex needs.

The new scheme will offer an opportunity for its residents to benefit from an individual bungalow with self-contained private garden, designed to reflect the needs of the individuals who will take on the tenancies, and built to a high standard in line with relevant national design guidelines.

The Council has identified a vacant site within its own asset portfolio. The site is of an appropriate size and location for the proposed development. The proposal includes a disposal of land (on a 125-year lease only) owned by the Council for the above development, and as such, Heads of Terms and subsequent development agreement and lease will underpin these arrangements.

It is expected that the appointed RP will be engaged in the procurement activity of the care provider recognising the required close working relationship that is necessary to provide effective accommodation and care for residents.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 70000000 - Real estate services
- 85311000 - Social work services with accommodation
- 98341000 - Accommodation services

II.2.3) Place of performance

NUTS codes

- UKG13 - Warwickshire

Main site or place of performance

Within the county boundaries of Warwickshire.

II.2.4) Description of the procurement

The aim of this procurement exercise is to appoint an experienced Registered Provider (RP) of Social Housing, that will lead on the development of a purpose-built core and cluster scheme consisting of 6 bungalows to accommodate people with LD/autism with complex needs.

The new scheme will offer an opportunity for its residents to benefit from an individual bungalow with self-contained private garden, designed to reflect the needs of the individuals who will take on the tenancies, and built to a high standard in line with relevant national design guidelines.

The Council has identified a vacant site within its own asset portfolio. The site is of an appropriate size and location for the proposed development. The proposal includes a disposal of land (on a 125-year lease only) owned by the Council for the above development, and as such, Heads of Terms and subsequent development agreement and lease will underpin these arrangements.

It is expected that the appointed RP will be engaged in the procurement activity of the care provider recognising the required close working relationship that is necessary to provide effective accommodation and care for residents.

The Council, in partnership with Coventry City Council, Coventry and Warwickshire Integrated Care Board (ICB), Coventry and Warwickshire Partnership Trust and NHS England local specialist team, are working to deliver the Transforming Care programme (TCP) within the subregion. The aim of the Programme is to prevent avoidable admissions to specialist Learning Disability (LD) or Mental Health hospitals by autistic people or people with LD and ensure that individuals are discharged back into the community with the appropriate accommodation, help and support.

The Learning Disabilities and Autism (LDA) programme has NHS Long Term Plan targets to reduce the number of people with a learning disability and/or autism who are in a specialist LD or mental health hospital setting. Partners are keen to explore innovative care and support solutions including development of bespoke accommodation-based support services for those whose complex needs cannot be met through existing standard provision, which this scheme aims to support.

This project is being delivered on behalf of Warwickshire County Council (the Council) and Coventry and Warwickshire Integrated Care Board (ICB) and the Council will act as the lead Commissioner for this project.

Full details are included in the tender documents.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

36

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

After the initial development period (estimated at 3 years), the lease agreement will be for a period of 125 years.

II.2.14) Additional information

During the course of the development and lease period the range and scope of the requirement may be subject to modification and variation to meet the changing needs and requirements of the

Council, potential changes in legislation/planning and the changing demands placed on the Council by its customers.

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

As detailed in the tender documents.

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

As detailed in the tender documents.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

8 March 2024

Local time

4:00pm

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.7) Conditions for opening of tenders

Date

8 March 2024

Local time

4:05pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

Warwickshire County Council will be using its e-tendering system (CSW-JETS) for the administration of this procurement process. Providers must register with the system to be able to express an interest and download documents. The web address for CSW-JETS is:

<https://in-tendhost.co.uk/csw-jets.aspx/Home>

Registration and use of CSW-JETS is free. All correspondence or clarifications relating to this procurement must be via the CSW-JETS correspondence function. If you are having trouble registering with CSW-JETS please email us at: procurement@warwickshire.gov.uk.

Providers must register on CSW-JETS and express an interest in this project in order to download tender documents and be able to correspond with us about this procurement.

VI.4) Procedures for review

VI.4.1) Review body

High Court for England and Wales

London

Country

United Kingdom