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Planning

## **Transforming Staff Residential Accommodation Services for BCUHB**

NHS Wales Shared Services Partnership

F01: Prior information notice

Prior information only

Notice identifier: 2022/S 000-001508

Procurement identifier (OCID): ocds-h6vhtk-030c7d

Published 18 January 2022, 4:35pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

NHS Wales Shared Services Partnership

Alder House, St. Asaph Business Park

St. Asaph

LL17 0JL

#### **Contact**

Ian Emptage

#### **Email**

[ian.emptage@wales.nhs.uk](mailto:ian.emptage@wales.nhs.uk)

#### **Telephone**

+44 7890632337

## **Country**

United Kingdom

## **NUTS code**

UK - United Kingdom

## **Internet address(es)**

Main address

<http://nwssp.nhs.wales/ourservices/procurement-services/>

Buyer's address

[https://www.sell2wales.gov.wales/search/Search\\_AuthProfile.aspx?ID=AA0221](https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0221)

## **I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

## **I.3) Communication**

Additional information can be obtained from the above-mentioned address

## **I.4) Type of the contracting authority**

Body governed by public law

## **I.5) Main activity**

Health

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

## Transforming Staff Residential Accommodation Services for BCUHB

Reference number

BCU-OJEU-49435

### **II.1.2) Main CPV code**

- 70000000 - Real estate services

### **II.1.3) Type of contract**

Services

### **II.1.4) Short description**

The Health Board is seeking a partner to provide accommodation for its 700+ tenants within a 30 minute commute from one of its three acute hospital sites in Bangor, Bodelwyddan (near Rhyl) and Wrexham. The tenants are mainly clinical staff ranging from undergraduate students to senior clinicians who receive training and / or work to deliver the Health Board's clinical services. The accommodation can be provided over time either through new build development, allocation within existing stock or a combination of both. The Health Board would also like the partner to take over the accommodation and facilities management of its 614 residential units currently on the three hospital sites whilst alternative off-site solutions are found/developed. The Health Board is currently considering various commercial structures, however, at present it does not intend to pay lump sums but is prepared to consider underwriting a guaranteed level of rental income. Further details are set out in the Memorandum of Information, and interested parties are requested to return the attached questionnaire.

### **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
- 45215100 - Construction work for buildings relating to health
- 45300000 - Building installation work

- 45210000 - Building construction work
- 70111000 - Development of residential real estate
- 70210000 - Residential property renting or leasing services
- 70330000 - Property management services of real estate on a fee or contract basis
- 70331000 - Residential property services
- 70333000 - Housing services
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211341 - Flats construction work
- 45211340 - Multi-dwelling buildings construction work
- 45453100 - Refurbishment work
- 45215210 - Construction work for subsidised residential accommodation

### **II.2.3) Place of performance**

NUTS codes

- UKL - Wales

Main site or place of performance

Across North Wales - refer to the attached MOI for further information

### **II.2.4) Description of the procurement**

Expected works

The Health Board is seeking solutions for:

1. The management and maintenance (a full range of hard and soft facilities management and tenancy management services) of existing staff residential accommodation on our three acute hospital sites including the transfer of “duty holder” responsibilities and the day-to-day management of accommodation allocation.

2. The replacement or upgrading of staff residential accommodation. Where existing accommodation is to be replaced the Health Board has a preference for off hospital site solutions that support town centre regeneration whilst maintaining excellent access for staff to their place of work.

3. A fully managed service for all aspects of staff residential accommodation:

a. Identification of eligibility, requirements, and allocation of accommodation

b. FM services including:

i. Buildings maintenance

ii. Grounds maintenance

iii. Cleaning and waste management

iv. Energy services

c. Miscellaneous services such as:

i. Laundry

ii. Mail

iii. Cafeteria/canteen provision

d. Tenancy management services.

## **II.2.14) Additional information**

This is an information gathering exercise which will help inform a future procurement procedure. However, dependent upon the responses the Health Board reserves the right not to progress the procurement

## **II.3) Estimated date of publication of contract notice**

30 April 2022

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## **Section IV. Procedure**

### **IV.1) Description**

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

The procurement is covered by the Government Procurement Agreement: Yes

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## **Section VI. Complementary information**

### **VI.3) Additional information**

PLEASE SEE THE ATTACHED MEMORANDUM OF INFORMATION AND SOFT MARKET TESTING QUESTIONNAIRE

Interested parties are asked to complete the document and return it to:

[james.dickins@gleeds.com](mailto:james.dickins@gleeds.com) and [ian.emptage@wales.nhs.uk](mailto:ian.emptage@wales.nhs.uk)

Returns to be received by 5pm Monday 7th February 2022

NOTE: To register your interest in this notice and obtain any additional information please visit the Sell2Wales Web Site at

[https://www.sell2wales.gov.wales/Search/Search\\_Switch.aspx?ID=117673](https://www.sell2wales.gov.wales/Search/Search_Switch.aspx?ID=117673).

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