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Planning

Market Engagement for Supported Housing Development

Suffolk County Council

F01: Prior information notice

Prior information only

Notice identifier: 2025/S 000-002558

Procurement identifier (OCID): ocds-h6vhtk-04d623

Published 24 January 2025, 2:34pm

Section I: Contracting authority

I.1) Name and addresses

Suffolk County Council

Endeavour House, Russell Road

IPSWICH

IP1 2BX

Email

jade.rowlinson@suffolk.gov.uk

Country

United Kingdom

NUTS code

UKH14 - Suffolk

Internet address(es)

Main address

www.suffolksourcing.uk

I.3) Communication

Additional information can be obtained from the above-mentioned address

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

Market Engagement for Supported Housing Development

II.1.2) Main CPV code

- 70000000 - Real estate services

II.1.3) Type of contract

Services

II.1.4) Short description

Suffolk County Council (SCC) are looking to partner with a registered provider of social housing to develop three units of single occupancy accommodation with a staff hub to support adults with learning disabilities, autism and mental health support needs. We would like to hear from registered providers to express their interest in this opportunity to be involved within the market engagement. The site would be developed on SCC owned land with a percentage of SCC capital funding which is likely to be provided under grant arrangements to develop the accommodation with nomination rights to SCC adult social care. This project is separated into two stages. 1. The initial viability and planning permissions. 2. The development of the site

II.1.5) Estimated total value

Value excluding VAT: £360,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKH14 - Suffolk

II.2.4) Description of the procurement

Suffolk County Council (SCC) are looking to partner with a registered provider of social housing to develop three units of single occupancy accommodation with a staff hub on site to support adults with learning disabilities, autism and mental health support needs. At this stage Suffolk County Council (SCC) are undertaking market engagement with registered providers who are interested in this opportunity. The accommodation would be developed on Suffolk County Council land consisting of two one-bedroom bungalows with connecting staff facilities and one two-bedroom bungalow. This would be separated into two stages: Stage 1: Initial SCC grant funding of £10,000 to establish the viability of development including feasibility assessments, appropriate surveys and planning permission. Shared risk with the registered provider who would provide any additional funding to complete this stage. Stage 2: Subject to the outcome of stage 1 the second stage would develop three bungalows (mix of 1 and 2 bed), a staff hub, external garden areas and parking. This would include an additional £350,000 SCC grant funding with a legal charge towards this development. It is expected that the registered provider would seek additional funding from Homes England affordable homes programme, any other appropriate funding sources and direct capital investment to complete this site. Development (stage 2) would be dependent on the outcome of feasibility assessments, surveys and appropriate planning permission (stage 1). The accommodation would be developed to a good quality standard with a high and robust specification to meet individuals with higher support needs. External areas would be landscaped to provide private individual gardens and appropriate parking. Final service specification would be developed in partnership between SCC and the registered provider. Ongoing property and tenancy management would be delivered by the registered provider to ensure quality housing alongside appropriate support for individuals to maintain their tenancies. Separate procurement would be undertaken to identify a suitable care and support provider. The registered provider would need to enter into a service level agreement with the care and support provider.

II.3) Estimated date of publication of contract notice

24 January 2025

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