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Planning

## **Sale of Rookwood Hospital**

NHS Wales Shared Services Partnership-Procurement Services (hosted by Velindre University NHS Trust)

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-002722

Procurement identifier (OCID): ocds-h6vhtk-0434df

Published 26 January 2024, 12:04pm

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

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

NHS Wales Shared Services Partnership-Procurement Services (hosted by Velindre University NHS Trust)

4-5 Charnwood Court,, Heol Billingsley, Parc Nantgarw

Cardiff

CF15 7QZ

#### **Email**

[iliass.dadda@wales.nhs.uk](mailto:iliass.dadda@wales.nhs.uk)

#### **Telephone**

+44 1443848585

#### **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

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

<https://etenderwales.bravosolution.co.uk/home.html>

**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**

Sale of Rookwood Hospital

Reference number

CAV-OJEU-PROJECT\_55436

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

- 70121000 - Building sale or purchase services

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

Services

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

The NHS Wales Shared Services Partnership, hosted by Velindre NHS Trust are acting on behalf of

Cardiff and Vale University Local Health Board who are seeking to establish a contract for the Sale of Rookwood Hospital.

Rookwood Hospital was originally constructed in the late 1860's for Col. Sir Edward Stock Hill, though landscaping is

believed to have begun in the 1770's when the grounds became part of the estate of Thomas Edward of Llandaff House.

The house was turned over to health care use in 1917 where it was used for the rehabilitation of those who have suffered

paralysis and also for the provision of artificial limbs, appliances and aids.

The main part of the hospital closed in 2020 when services were relocated to Llandough Hospital but the Artificial Limb and Appliance Service (ALAS), outlined in blue on the site plan, remains operational.

Rookwood Hospital Charity are seeking expressions of interest for the sale of the property as a whole or in parts.

FURTHER DETAILS TO BE FOUND WITHIN THE ROOKWOOD HOSPITAL BROCHURE ATTACHED. and for further details please ensure to contact:

Scott Caldwell: 02920 368943 / 07807999272 / [scaldwell@savills.com](mailto:scaldwell@savills.com)

Abbey Bennett: 02920 368926/ 07427632112/ [abbey.bennett@savills.com](mailto:abbey.bennett@savills.com)

Jonathan Nettleton: 02921836230 / [Jonathan.Nettleton@wales.nhs.uk](mailto:Jonathan.Nettleton@wales.nhs.uk)

Iliass Dadda: 02921508283 / [Iliass.dadda@wales.nhs.uk](mailto:Iliass.dadda@wales.nhs.uk)

### **II.1.5) Estimated total value**

Value excluding VAT: £6,000,000

### **II.1.6) Information about lots**

This contract is divided into lots: No

## **II.2) Description**

### **II.2.2) Additional CPV code(s)**

- 70121200 - Building purchase services
- 70122000 - Land sale or purchase services
- 70121000 - Building sale or purchase services
- 70122210 - Vacant-land purchase services

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

NUTS codes

- UKL22 - Cardiff and Vale of Glamorgan

Main site or place of performance

ROOKWOOD HOSPITAL

FAIRWATER ROAD, LLANDAFF

CARDIFF, CF5 2YN

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

The sale is being conducted as a two stage process:

Stage 1 – Expressions of Interest Rookwood Hospital Charity are interested in understanding the level and type of interest in the property and for what type of uses. They would also like to understand whether that interest is for the whole of the site or part only.

They also understand the complexity and potential uncertainty around the availability and future release of the area outlined blue on the plan and they are therefore keen to explore potential options for the future release of that land but only in the event that there is appetite from the market in structuring a sale on this basis.

Interested parties are therefore asked to initially express their interest by completing the “Expression of Interest Form” by midday on Wednesday 21st February 2024, in accordance with the Instructions to Tenderers – both of which are provided in the Information Pack.

Stage 2 – Informal Tender Following the Stage 1 process, those parties who have expressed an interest will be invited to make a proposal via an informal tender process.

Offers will be invited on an unconditional and/or conditional upon receipt of planning basis. Instructions to Tenderers information will be added to the data room, setting out the bid requirements following Stage 1 and prior to the invitation to provide a proposal under Stage 2.

It is expected that invitations to tender will be issued during week commencing 18th March 2024 and proposals returned via etenderwales Bravo Portal week commencing 8th May 2024, but further details on the programme and tender requirements will be provided once the Stage 2 invitation is submitted.

Key Points:

Former hospital site including Grade II listed house set in grounds of approximately 10.53 acres (4.26 hectares)

Exceptional part conversion and new build residential development opportunity (STP)

Allocated for approximately 90 units in Cardiff’s adopted LDP (Site Ref: H1.3)

Highly sought-after location within close proximity to village amenities

Available as a whole or in separate lots

Accessible location:

Cardiff city centre: 2 miles

M4 (J32): 3 miles

Cardiff Airport: 10 miles

(Distances are approximate)

The site of Rookwood Hospital extends to approximately 10.53 acres (4.26 hectares) with two points of access off Fairwater Road, and comprising the following accommodation:-

Rookwood House: Grade II Listed stone house dating back to the late 19th Century, extending to approximately 1,481 sq m (15,950 sq ft), within ornamental gardens (which is a Registered Historic Park and Garden). The gardens also contain a dilapidated Grade II Listed summerhouse and underground vaulted chambers.

Ward Buildings: Range of single storey timber and brick built former ward buildings, located between Fairwater Road and Rookwood House.

Total area: 8.06 acres (3.262 hectares).

Rookwood Lodge: A two storey stone lodge at the entrance to the site with more recent single storey

extensions to the rear.

ALAS Building: A purpose built Artificial Limb and Appliance Centre with two surface car parks to the east and south, the southern car park provides access to a detached gymnasium hall.

Total area: 2.54 acres (1.007 hectares).

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

The Contracting Authority will not accept completed ITT's after the stated closing date.

All tender costs and liabilities incurred by bidders shall be the sole responsibility of the bidders.

Bidders wishing to participate should express interest to this PIN Notice and ensure they are setup on the Bravo e-tenderwales portal

<https://etenderwales.bravosolution.co.uk/web/login.shtml>

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

21 February 2024

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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**

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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=138378](https://www.sell2wales.gov.wales/Search/Search_Switch.aspx?ID=138378).

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