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Tender

Cylch Caron Housing & Integrated Resource Centre Scheme Delivery Partner

Cyngor Sir Ceredigion County Council
Hywel Dda University Health Board

F02: Contract notice

Notice identifier: 2025/S 000-006277

Procurement identifier (OCID): ocds-h6vhtk-04e522

Published 20 February 2025, 2:40pm

Section I: Contracting authority

I.1) Name and addresses

Cyngor Sir Ceredigion County Council

Canolfan Rheidol, Rhoddfa Padarn

Aberystwyth

SY23 3UE

Email

ymholiadau.caffael@ceredigion.gov.uk

Telephone

+44 1545570881

Country

United Kingdom

NUTS code

UKL1 - West Wales and the Valleys

Internet address(es)

Main address

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

Buyer's address

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0491

I.1) Name and addresses

Hywel Dda University Health Board

Ty Gorwel, Building 14, St David's Park, Job's Well Road

Carmarthen

SA31 3BB

Email

NWSSP.HywelDda.Procurement@wales.nhs.uk

Telephone

+44 1267229774

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

<https://hduhb.nhs.wales/>

Buyer's address

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA79805

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

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

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/web/login.shtml>

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

Cylch Caron Housing & Integrated Resource Centre Scheme Delivery Partner

Reference number

pqq_33643

II.1.2) Main CPV code

- 70333000 - Housing services

II.1.3) Type of contract

Services

II.1.4) Short description

Ceredigion County Council (the Council) and Hywel Dda University Health Board (HDUHB) are seeking a suitable Delivery Partner to design, build and operate a purpose-built housing scheme for individuals in Tregaron. It is a requirement of this project that such housing is made available at social rent. The delivery of a Social Care/Health Board hub on the same site, to be known as the Cylch Caron Integrated Resource Centre (IRC), will also be explored through the dialogue process.

The site and IRC will be owned by the Council and will be leased to the selected Delivery Partner on a long lease of 125 years at a subsidised rental value.

This procurement exercise is not for the actual construction of the project - following the appointment of the successful Delivery Partner, the Delivery Partner will then be expected to manage the building contract procurement process in compliance with the The Procurement Act 2023.

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
- 71000000 - Architectural, construction, engineering and inspection services
- 85000000 - Health and social work services
- 85300000 - Social work and related services
- 45215000 - Construction work for buildings relating to health and social services, for crematoriums and public conveniences
- 45215200 - Construction work for social services buildings

II.2.3) Place of performance

NUTS codes

- UKL1 - West Wales and the Valleys

Main site or place of performance

Tregaron, Ceredigion

II.2.4) Description of the procurement

The Council and HDUHB are seeking a suitable Delivery Partner to design, build and operate housing for individuals in Tregaron. It is a requirement of this project that such housing is made available at social rent. The delivery of a Social Care/Health Board hub on the same site will also be explored through the dialogue process. The purpose-built centre will be known as the Cylch Caron Integrated Resource Centre (IRC).

The site and IRC will be owned by the Council and will be leased to the selected Delivery Partner on a long lease of 125 years at a subsidised rental value.

Tenderers must note that this procurement exercise relates to the procurement of the Delivery Partner only who will be required, working collaboratively with the Council and HDUHB, to take lead responsibility for progressing the solution agreed via dialogue through all stages of its delivery.

The specification and contractual terms are to be developed and agreed through the dialogue process.

Social Housing Grant: A social housing grant may be available to registered social landlords (housing associations) by Welsh Government.

The Delivery Partner will be required to apply for such funding directly from the Welsh Government. A Health Capital Grant, Health & Social Care Capital Receipts and a Council

grant may also be available. However, Tenderers should note that there is no guarantee that these public capital investments stipulated will be made available to the Delivery Partner.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 90

Price - Weighting: 10%

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

Duration in months

999

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 3

Objective criteria for choosing the limited number of candidates:

The 3 highest scoring bidders at PQQ stage will be invited to participate in dialogue.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive dialogue

IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

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

3 April 2025

Local time

12:00pm

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

22 April 2025

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

English, Welsh

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 6 (from the date stated for receipt of tender)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

The actual contract term will be 1,500 months (125 years), it was only possible to enter 999 months above.

NOTE: The authority is using eTenderwales to carry out this procurement process. To obtain further information record your interest on Sell2Wales at https://www.sell2wales.gov.wales/search/search_switch.aspx?ID=148314

Under the terms of this contract the successful supplier(s) will be required to deliver Community Benefits in support of the authority's economic and social objectives. Accordingly, contract performance conditions may relate in particular to social and environmental considerations. The Community Benefits included in this contract are:

Bidders are invited to submit community Benefits proposals that they are willing and able to deliver through this contract. Any proposals that are agreed by the Council will be incorporated into the contract.

Also, Community Benefits delivery will be a requirement of the construction phase that is related to this contract.

(WA Ref:148314)

The buyer considers that this contract is suitable for consortia.

VI.4) Procedures for review

VI.4.1) Review body

High Court

Royal Courts of Justice, The Strand

London

WC2A 2LL

Telephone

+44 2079477501

Country

United Kingdom