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Tender

Block Residential, Nursing and Extra Care Services in Buckinghamshire

Buckinghamshire Council

F02: Contract notice

Notice identifier: 2025/S 000-006622

Procurement identifier (OCID): ocds-h6vhtk-04e624

Published 21 February 2025, 11:36am

Section I: Contracting authority

I.1) Name and addresses

Buckinghamshire Council

Walton Street Offices

Aylesbury

HP20 1UA

Contact

Miss Helen Bold

Email

helen.bold@buckinghamshire.gov.uk

Country

United Kingdom

Region code

UKJ13 - Buckinghamshire CC

Internet address(es)

Main address

<https://www.buckinghamshire.gov.uk/>

Buyer's address

<https://www.supplybucksbusiness.org.uk/>

I.3) Communication

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

<https://www.supplybucksbusiness.org.uk/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.supplybucksbusiness.org.uk/>

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

Block Residential, Nursing and Extra Care Services in Buckinghamshire

Reference number

DN745588

II.1.2) Main CPV code

- 85000000 - Health and social work services

II.1.3) Type of contract

Services

II.1.4) Short description

Buckinghamshire Council is seeking a single provider to deliver care and support into four residential establishments in Buckinghamshire through a block contract

1. The Croft Care Home is a 60-bed residential Establishment. Included within the block contract are 25 residential and 27 Residential Dementia beds. The remaining 8 beds are available for the Provider to use at their discretion.
2. The Chestnuts Care Home is a 64-bed residential Establishment. Included within the block are 16 residential and 27 residential dementia beds and 12 Extra care beds. Willowmead Court is a 12-unit extra care facility attached to the Care Home. The remaining 21 beds are available for the Provider to use at their discretion.
3. Hazlemere Lodge care home is a 64-bed residential Establishment with nursing. Included within the block Agreement are 32 Nursing beds, 16 residential beds and 12 Extra Care beds. St James Court is a 12 unit extra care facility attached to the care home. The remaining 16 beds are available for the Provider to use at their discretion.
4. Swan House care home is a 32-bed residential Establishment. Included within the block are 10 residential and 8 residential dementia beds and 12 extra care beds. Swan Court is the 12-unit Extra Care facility attached to the Care Home. The remaining 14 beds are available for the Provider to use at their discretion.

II.1.5) Estimated total value

Value excluding VAT: £117,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 85144000 - Residential health facilities services
- 85144100 - Residential nursing care services
- 85311100 - Welfare services for the elderly

II.2.3) Place of performance

NUTS codes

- UKJ13 - Buckinghamshire CC

Main site or place of performance

Buckinghamshire

II.2.4) Description of the procurement

Buckinghamshire Council is seeking a single provider to deliver care and support into four residential establishments in Buckinghamshire through a block contract

1. The Croft Care Home is a 60-bed residential Establishment. Included within the block contract are 25 residential and 27 Residential Dementia beds. The remaining 8 beds are available for the Provider to use at their discretion.
2. The Chestnuts Care Home is a 64-bed residential Establishment. Included within the block are 16 residential and 27 residential dementia beds and 12 Extra care beds. Willowmead Court is a 12-unit extra care facility attached to the Care Home. The remaining 21 beds are available for the Provider to use at their discretion.
3. Hazlemere Lodge care home is a 64-bed residential Establishment with nursing. Included within the block Agreement are 32 Nursing beds, 16 residential beds and 12 Extra Care beds. St James Court is a 12 unit extra care facility attached to the care home. The remaining 16 beds are available for the Provider to use at their discretion.
4. Swan House care home is a 32-bed residential Establishment. Included within the block

are 10 residential and 8 residential dementia beds and 12 extra care beds. Swan Court is the 12-unit Extra Care facility attached to the Care Home. The remaining 14 beds are available for the Provider to use at their discretion.

Providers must be registered with the Care Quality Commission (CQC). The Provider must have a good track record and be rated by CQC as 'Good' or above in 50% of their registered service portfolio or be registered as 'Good' or above if they only have one other service.

There will be a lease between the Registered Landlord and the successful Provider.

The Council is of the opinion that TUPE may apply.

The Contract will start on 8th December 2025 for a period of 10 years. There is an option to extend the contract for a further period of up to three years (36 months).

II.2.5) Award criteria

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

II.2.6) Estimated value

Value excluding VAT: £117,000,000

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

Duration in months

120

This contract is subject to renewal

Yes

Description of renewals

There is an option to extend for a period of up to 36 months.

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

Maximum number: 5

Objective criteria for choosing the limited number of candidates:

The Council will use the Government's Standard Selection Questionnaire (SQ) to gather information on, and make assessments of, potential suppliers' technical and professional abilities, economic and financial standing and whether any of the exclusion grounds apply. The standard selection questions will ask potential suppliers to self-declare their status against the exclusion grounds, and provide evidence of their suitability to pursue a professional activity, economic and financial standing, and technical and professional ability. Potential suppliers must be registered with the Care Quality Commission (CQC).

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

II.2.14) Additional information

The contract period is for 10 years commencing on 8th December 2025. The contract has an option to extend for a period of up to a further 3 years.

The total Contract value has been estimated at £117,000,000 i.e. for the initial term and the potential 3 years extension. The estimated annual value is 9M p.a.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted 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

7 April 2025

Local time

10:00am

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

21 April 2025

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

English

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

Duration in months: 4 (from the date stated for receipt of tender)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

The Council is conducting the procurement under Section 7 Regulations 74-76 Social and other Specific Services under the Public Contracts Regulations 2015 (PCR 2015). A restricted procedure is being used.

This tender aim is to provide the full tender documentation suite for the week commencing 10th March 2025 on www.supplybucksbusiness.org.uk

Please note that this will allow bidders 4 weeks to review, ask clarification questions and submit their Selection Questionnaire submission by 7th April 2025.

If there are any further delays in making the full tender documentation available we will, in due course, delay the SQ submission deadline accordingly to ensure that bidders have sufficient time to allow them to review, ask clarifications and submit their SQs.

VI.4) Procedures for review

VI.4.1) Review body

Buckinghamshire Council

Walton Street Offices

Aylesbury

HP20 1UA

Country

United Kingdom