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Tender

## **Extra Care Housing and Social Inclusion**

Plymouth City Council

F02: Contract notice

Notice identifier: 2024/S 000-008265

Procurement identifier (OCID): ocds-h6vhtk-0448c3

Published 14 March 2024, 4:22pm

The closing date and time has been changed to:

**7 May 2024, 12:00pm**

See the [change notice](#).

## **Section I: Contracting authority**

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

Plymouth City Council

Crownhill Court, Tailyour Road

Plymouth

PL6 5DH

### **Email**

[joint.commissioning@plymouth.gov.uk](mailto:joint.commissioning@plymouth.gov.uk)

### **Country**

United Kingdom

**Region code**

UKK41 - Plymouth

**Internet address(es)**

Main address

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

Buyer's address

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

**I.3) Communication**

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

[www.supplyingthesouthwest.org.uk](http://www.supplyingthesouthwest.org.uk)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[www.supplyingthesouthwest.org.uk](http://www.supplyingthesouthwest.org.uk)

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

Regional or local authority

**I.5) Main activity**

General public services

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## **Section II: Object**

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

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

Extra Care Housing and Social Inclusion

Reference number

DN715577

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

- 85300000 - Social work and related services

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

Services

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

Extra Care:

The purpose of the services is to deliver good quality and safe enabling, outcome focused care and support to tenants of 7 schemes, including frail older people, those with dementia, adults with a learning disability, adults with mental ill health, and people with physical and/or sensory disabilities.

Social Inclusion Service:

A Social Inclusion service will exist at each of the Extra Care Schemes which will sit alongside and work in partnership with a flexible personalised combined 'Care and Support Service' and the Landlord.

This Service will enhance the well-being of both those residents living in the scheme and other older people (and for The Rise, some middle-aged adults with sight loss) living in the surrounding neighbourhood who can also benefit from some of the opportunities available both within the Extra Care Scheme and the wider community.

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

Value excluding VAT: £33,500,000

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

This contract is divided into lots: Yes

Tenders may be submitted for all lots

## **II.2) Description**

### **II.2.1) Title**

Extra Housing North Locality

Lot No

1

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

- 85300000 - Social work and related services

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

NUTS codes

- UKK41 - Plymouth

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

Extra Care Housing – Care Provision (ECH)ECH is delivered within 7 schemes across Plymouth where people (the majority aged 55+) have their own self-contained homes as part of a larger complex, have a legal right to occupy the property and have the provision of 24/7 on-site care and support.

The service focuses on two key areas of delivery:

Core: The Core service for the seven schemes ensures care and support cover 24-hours a day. This is a fixed arrangement, available to all and delivered through a block payment (non-chargeable to clients). This core service will also provide planned support to those residents who have not been assessed as requiring an Adult Social Care assessed package of care and support but who require low level support to maintain independence, continue to enjoy health and well-being and remain socially engaged.

Commissioned care: The provision of one-to-one care and support that a significant number

of Extra Care Housing Residents require and which has been assessed as being eligible within Adult Social Care Fair Access to Care Assessment.

People will have the choice of either selecting the core organisation to deliver this one-to-one care and support (as assessed as eligible by Adult Social Care) or may wish to select a different provider for this purpose.

Geographical Coverage:

Lot 1 – North Locality extra care scheme is located in:

Scheme Runnymede - Area Estover

The anticipated duration of the contract (Lots 1-4) is for 4 years with possible extensions of 2 years plus 2 years.

Please note: there is potential that in the future further Extra Care stock may be added in Plymouth to accommodate growing needs and ambition to provide more housing options. Service delivery for this therefore may be added to the relevant contract depending on locality (potentially increasing the estimated total contract values stated).

### **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: £4,000,000

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

Duration in months

48

This contract is subject to renewal

No

### **II.2.10) Information about variants**

Variants will be accepted: No

### **II.2.11) Information about options**

Options: Yes

Description of options

Two options to extend for 24 months i.e. total contract duration is 48mth + 24mth +24mth

### **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) Description**

### **II.2.1) Title**

Extra Care Housing East Locality

Lot No

2

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

- 85300000 - Social work and related services

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

NUTS codes

- UKK41 - Plymouth

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

Extra Care Housing – Care Provision (ECH)ECH is delivered within 7 schemes across Plymouth where people (the majority aged 55+) have their own self-contained homes as part of a larger complex, have a legal right to occupy the property and have the provision of 24/7 on-site care and support.

The service focuses on two key areas of delivery:

Core: The Core service for the seven schemes ensures care and support cover 24-hours a day. This is a fixed arrangement, available to all and delivered through a block payment (non-chargeable to clients). This core service will also provide planned support to those residents who have not been assessed as requiring an Adult Social Care assessed package of care and support but who require low level support to maintain independence, continue to enjoy health and well-being and remain socially engaged.

Commissioned care: The provision of one-to-one care and support that a significant number of Extra Care Housing Residents require and which has been assessed as being eligible within Adult Social Care Fair Access to Care Assessment.

People will have the choice of either selecting the core organisation to deliver this one-to-one care and support (as assessed as eligible by Adult Social Care) or may wish to select a different provider for this purpose.

Geographical Coverage:

Lot 2 – East Locality extra care scheme is located in:

Scheme The Rise - Area Plympton

The anticipated duration of the contract (Lots 1-4) is for 4 years with possible extensions of 2 years plus 2 years.

Please note: there is potential that in the future further Extra Care stock may be added in Plymouth to accommodate growing needs and ambition to provide more housing options. Service delivery for this therefore may be added to the relevant contract depending on locality (potentially increasing the estimated total contract values stated).

## **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: £4,600,000

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

Duration in months

This contract is subject to renewal

No

### **II.2.10) Information about variants**

Variants will be accepted: No

### **II.2.11) Information about options**

Options: Yes

Description of options

Two options to extend for 24 months i.e. total contract duration is 48mth + 24mth +24mth

### **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) Description**

### **II.2.1) Title**

Extra Care Housing South Locality

Lot No

3

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

- 85300000 - Social work and related services

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

NUTS codes

- UKK41 - Plymouth

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



Extra Care Housing – Care Provision (ECH) ECH is delivered within 7 schemes across Plymouth where people (the majority aged 55+) have their own self-contained homes as part of a larger complex, have a legal right to occupy the property and have the provision of 24/7 on-site care and support.

The service focuses on two key areas of delivery:

**Core:** The Core service for the seven schemes ensures care and support cover 24-hours a day. This is a fixed arrangement, available to all and delivered through a block payment (non-chargeable to clients). This core service will also provide planned support to those residents who have not been assessed as requiring an Adult Social Care assessed package of care and support but who require low level support to maintain independence, continue to enjoy health and well-being and remain socially engaged.

**Commissioned care:** The provision of one-to-one care and support that a significant number of Extra Care Housing Residents require and which has been assessed as being eligible within Adult Social Care Fair Access to Care Assessment.

People will have the choice of either selecting the core organisation to deliver this one-to-one care and support (as assessed as eligible by Adult Social Care) or may wish to select a different provider for this purpose.

**Geographical Coverage:**

Lot 3 – South Locality extra care schemes are located in:

Scheme Astor Court - Area Cattedown

Scheme St Paul's - Area Efford

The anticipated duration of the contract (Lots 1-4) is for 4 years with possible extensions of 2 years plus 2 years.

Please note: there is potential that in the future further Extra Care stock may be added in Plymouth to accommodate growing needs and ambition to provide more housing options. Service delivery for this therefore may be added to the relevant contract depending on locality (potentially increasing the estimated total contract values stated).

## **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: £10,000,000

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

Duration in months

48

This contract is subject to renewal

No

## **II.2.10) Information about variants**

Variants will be accepted: No

## **II.2.11) Information about options**

Options: Yes

Description of options

Two options to extend for 24 months i.e. total contract duration is 48mth + 24mth +24mth

## **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) Description**

### **II.2.1) Title**

Extra Care Housing West Locality

Lot No

4

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

- 85300000 - Social work and related services

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

NUTS codes

- UKK41 - Plymouth

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

Extra Care Housing – Care Provision (ECH) ECH is delivered within 7 schemes across Plymouth where people (the majority aged 55+) have their own self-contained homes as part of a larger complex, have a legal right to occupy the property and have the provision of 24/7 on-site care and support.

The service focuses on two key areas of delivery:

Core: The Core service for the seven schemes ensures care and support cover 24-hours a day. This is a fixed arrangement, available to all and delivered through a block payment (non-chargeable to clients). This core service will also provide planned support to those residents who have not been assessed as requiring an Adult Social Care assessed package of care and support but who require low level support to maintain independence, continue to enjoy health and well-being and remain socially engaged.

Commissioned care: The provision of one-to-one care and support that a significant number of Extra Care Housing Residents require and which has been assessed as being eligible within Adult Social Care Fair Access to Care Assessment.

People will have the choice of either selecting the core organisation to deliver this one-to-one care and support (as assessed as eligible by Adult Social Care) or may wish to select a different provider for this purpose.

Geographical Coverage:

Lot 4 – West Locality extra care schemes are located in:

Scheme Devonport Views - Area Devonport

Scheme Riverview – Area Ernesettle

Scheme St Barnabas - Area Stoke

The anticipated duration of the contract (Lots 1-4) is for 4 years with possible extensions of 2

years plus 2 years.

Please note: there is potential that in the future further Extra Care stock may be added in Plymouth to accommodate growing needs and ambition to provide more housing options. Service delivery for this therefore may be added to the relevant contract depending on locality (potentially increasing the estimated total contract values stated).

### **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: £13,000,000

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

Duration in months

48

This contract is subject to renewal

No

### **II.2.10) Information about variants**

Variants will be accepted: No

### **II.2.11) Information about options**

Options: Yes

Description of options

Two options to extend for 24 months i.e. total contract duration is 48mth + 24mth +24mth

### **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) Description**

### **II.2.1) Title**

Social Inclusion

Lot No

5

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

- 85300000 - Social work and related services

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

NUTS codes

- UKK41 - Plymouth

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

Social Inclusion services delivery will be within 7 Extra Care Housing Schemes for Older People in Plymouth. The 7 services are Astor Court, Devonport Views, Riverview, Runnymede, St Barnabas, St Paul's and The Rise.

A Social Inclusion service will exist at each of the Extra Care Schemes which will sit alongside and work in partnership with a flexible personalised combined 'Care and Support Service' and the Landlord.

This Service will enhance the well-being of both those residents living in the scheme and other older people (and for The Rise, some middle-aged adults with sight loss) living in the surrounding neighbourhood who can also benefit from some of the opportunities available both within the Extra Care Scheme and the wider community. This low-level social inclusion service will not be charged to Service Users

The anticipated duration of the contract (Lots 5) is for 4 years with possible extensions of 2 years plus 2 years.

Please note: there is potential that in the future further Extra Care stock may be added in Plymouth to accommodate growing needs and ambition to provide more housing options. Service delivery for this therefore may be added to the relevant contract depending on locality (potentially increasing the estimated total contract values stated).

### **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: £1,900,000

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

Duration in months

48

This contract is subject to renewal

No

### **II.2.10) Information about variants**

Variants will be accepted: No

### **II.2.11) Information about options**

Options: Yes

Description of options

Two options to extend for 24 months i.e. total contract duration is 48mth + 24mth +24mth

### **II.2.13) Information about European Union Funds**

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

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## **Section IV. Procedure**

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

#### **IV.1.1) Type of procedure**

Open 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**

Originally published as:

Date

16 April 2024

Local time

12:00pm

Changed to:

Date

7 May 2024

Local time

12:00pm

See the [change notice](#).

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

English

#### **IV.2.7) Conditions for opening of tenders**

Date

16 April 2024

Local time

12:00pm

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

High Court of England and Wales

Royal Court of Justice, Strand

London

WC2A 2LL

Country

United Kingdom