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Tender

ASC0272 – Supported Living (Enhanced Independent Living) Accommodation Schemes on Leicester City Council Owned Sites

Leicester City Council

F02: Contract notice

Notice identifier: 2023/S 000-010793

Procurement identifier (OCID): ocids-h6vhtk-0306ee

Published 14 April 2023, 1:13pm

Section I: Contracting authority

I.1) Name and addresses

Leicester City Council

City Hall, 115 Charles Street

Leicester

LE1 1FZ

Contact

Miss Jasmin Dhonsi

Email

procurement-asc@leicester.gov.uk

Telephone

+44 1164546125

Country

United Kingdom

Region code

UKF21 - Leicester

Internet address(es)

Main address

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

Buyer's address

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

I.3) Communication

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

<https://procontract.due-north.com/Advert?advertId=837ca388-eed9-ed11-8121-005056b64545>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/Advert?advertId=837ca388-eed9-ed11-8121-005056b64545>

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

ASC0272 – Supported Living (Enhanced Independent Living) Accommodation Schemes on Leicester City Council Owned Sites

Reference number

DN579668

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Leicester City Council ('the 'Authority') invites Pre-Qualification Questionnaires for the provision of Supported Living (Enhanced Independent Living) Accommodation Schemes on Leicester City Council Owned Sites.

The Authority is conducting this procurement using the Competitive Procedure with Negotiation (CPN), as set out in the Public Contract Regulations 2015, for the purposes of procuring the Services/Requirements described in the Specification. The procurement process will include various evaluation stages as detailed in the Pre Qualification Questionnaire (PQQ) documentation.

In applying the CPN, the Authority has relied on Regulation 26(4)(a)(iii) of the Public Contracts Regulations 2015. This Contract is considered to be complex in nature, in its legal and financial make-up.

The Authority shall not be making any revenue contributions towards the development of any of the Independent Living Accommodation Schemes, however, it is recognised that the Schemes may not, without grant funding, be viable for Tenderers and therefore, the Authority is within its powers offering funding towards the development costs of the Scheme(s) and the provision of independent living in relation to capital contribution only. Tenderers may apply for funding toward the development costs of both or either Scheme at Invitation to Submit Initial Tender (ISIT) stage capped at the values specified in the ISIT documentation. The estimate total value of this procurement is based on the funding

toward the development costs of both or either Scheme available.

The estimated Contract start date of the Overarching Agreement is 12th February 2025. Contract dates are to be confirmed dependent on the successful Tenderer's programme.

The PQQ document and its appendices and all other documentation issued to Tenderers sets out the details of the Authority's requirements and how to submit your PQQ Response.

II.1.5) Estimated total value

Value excluding VAT: £4,900,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 85000000 - Health and social work services
- 98000000 - Other community, social and personal services
- 71500000 - Construction-related services

II.2.3) Place of performance

NUTS codes

- UKF21 - Leicester

Main site or place of performance

The Tilling Road development site is located at Tilling Road, Beaumont Leys, Leicester, LE4 0SY. The Hamelin Road development site is located on the former Queensmead School site, accessed via Haworth Place, Braunstone, Leicester, LE3 1JY.

II.2.4) Description of the procurement

The Authority is seeking to select a partner to design, develop, own and manage two Enhanced Independent Living Accommodation Schemes at the cleared Tilling Road and Hamelin Road development sites. The Tilling Road development site is located at Tilling Road, Beaumont Leys, Leicester, LE4 0SY. The Hamelin Road development site is located on the former Queensmead School site, accessed via Haworth Place,

Braunstone, Leicester, LE3 1JY. The dwellings at both Schemes are required to be let as Affordable Rented Housing and so the Schemes must be owned and managed by a Registered Social Landlord.

The PQQ document and its appendices and all other documentation issued to Tenderers sets out the details of the Authority's requirements.

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: £4,900,000

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

Start date

12 February 2025

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: 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.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

In the procurement documents.

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 procedure with negotiation

IV.1.5) Information about negotiation

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations

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.2.1) Previous publication concerning this procedure

Notice number: [2022/S 000-000089](#)

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

24 May 2023

Local time

2:00pm

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

English

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

The Authority will hold an Online Tender Information Session conducted via Microsoft Teams on 28th April 2023 between 10:00 am to 12.00 pm. Further information on how to register for this session is contained within the PQQ documentation.

The Authority will hold site visits at the Tilling Road and Hamelin Road Development sites on 2nd May 2023 and 9th May 2023. Further information including how to register for these visits is contained within the PQQ documentation.

VI.4) Procedures for review

VI.4.1) Review body

Construction and Technology Court (Queens Bench Division) (Branch of High Court of Justice)

Priory Courts, 33 Bull Street

Birmingham

B4 6DS

Telephone

+44 1216814441

Country

United Kingdom

VI.4.4) Service from which information about the review procedure may be obtained

Leicester City Council

City Hall, 115 Charles Street

Leicester

LE1 1FZ

Email

procurement-asc@leicester.gov.uk

Country

United Kingdom