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Planning

Supported Living Accommodation for Service Users with Learning Disabilities – Windsor Street

Islington Council

F01: Prior information notice

Prior information only

Notice identifier: 2023/S 000-011344

Procurement identifier (OCID): ocds-h6vhtk-03c24e

Published 20 April 2023, 12:36pm

Section I: Contracting authority

I.1) Name and addresses

Islington Council

Town Hall

London

N1 2UD

Email

procurement@islington.gov.uk

Country

United Kingdom

Region code

UKI - London

Internet address(es)

Main address

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

Buyer's address

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

I.3) Communication

Additional information can be obtained from the above-mentioned address

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

Supported Living Accommodation for Service Users with Learning Disabilities – Windsor Street

Reference number

DN666803

II.1.2) Main CPV code

- 85311000 - Social work services with accommodation

II.1.3) Type of contract

Services

II.1.4) Short description

This is a Prior Information Notice (PIN) for information only. It is not a formal invitation to tender. You will need to respond to the contract notice in order to be considered for this contract. The purpose of this PIN is to maximise transparency and competition for the upcoming contract notice. All details in this PIN are subject to being updated or changed in the final contract notice.

Rosehip House, on Windsor Street, Islington, N1 is a purpose-built accommodation that will provide 11 new homes for residents with a learning disability in Islington. The scheme will provide appropriate accommodation for individuals currently placed in out of borough spot placements, young people transitioning to adults' services and, for service users where it is no longer suitable for them to continue to live with their family carer.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

Rosehip House, on Windsor Street, Islington, N1 is a purpose-built accommodation that will provide 11 new homes for residents with a learning disability in Islington. The scheme will provide appropriate accommodation for individuals currently placed in out of borough spot placements, young people transitioning to adults' services and, for service users where it is no longer suitable for them to continue to live with their family carer.

The scheme will be comprised of four fully wheelchair accessible units at ground floor level sharing a combined living, kitchen, dining room with additional assisted bathroom and seven self-contained flats (two fully wheelchair-accessible and five wheelchair-adaptable) on the upper levels. It is anticipated that adults living at the scheme will be tenants and Islington Council will be their landlord.

Islington Council will have full nomination rights for the 11 flats allocated for supported living and the support will be commissioned using a 'core and flexi' model. This means that the council pays a fixed 'core' fee per person as well as a flexible rate paid as an Individual Service Fund (ISF) to meet service user's individual care and support needs.

The proposed new contract duration will be for nine years with break clause options available for the council to terminate the contract annually after year three. The estimated maximum core annual contract value for the service will be £587,276 per annum. Therefore, the maximum estimated total cost of the core contract will be £5,285,490.

In addition to the core annual budget the successful provider will be responsible for managing the individual service funds (ISFs) for residents residing at the scheme. The estimated annual individual service fund (ISF) for residents residing at the scheme is £467,296. However, the amount paid to the provider is based on the actual need of the client and the ISF budget will be subject to change (both up and down) according to subsequent changes in need for each client. The ISF (lead) provider can charge up to £20 per month per client to manage their ISF. The allowance for this is already calculated within the current ISF budget for residents who will reside at the scheme of £467,296 per annum.

This procurement will be carried out using a competitive tender process. It is anticipated that the contract will be advertised on Find a Tender service (FTS) in May 2023 and the tender documents will be available on the London Tenders Portal.

The proposed award criteria will be based on 30% cost and 70% quality (including 20% on social value).

London Living Wage will be a condition of this contract.

TUPE will not apply to this contract.

Suppliers interested in this opportunity are invited to attend a supplier information and engagement session to be held on 5 May 2023.

If you would like to attend, please email Jane Watson (Commissioning Officer) jane.watson@islington.gov.uk by 5pm on 3 May 2023 and a Teams invite will be sent to you.

This is not an invitation to tender, nor does it preclude or favour eligibility to participate in the formal procurement once it starts.

Details in this PIN are subject to being updated or changed in the final contract notice. The Council reserves the right to cancel, postpone, suspend or abort this process at any stage. The issue of this PIN in no way commits the Council to commence the procurement process.

II.2.14) Additional information

The contract notice will be published on the e-tendering system used by Islington Council, the London Tenders Portal (ProContract). We would advise you to register on the e-tendering system now in order that you receive an email alert when the contract notice is published.

Register your company, free of charge, via the London Tenders Portal (ProContract) link: <https://procontract.due-north.com/Login>

II.3) Estimated date of publication of contract notice

31 May 2023

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: No