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Awarded contract

## **Extra Care Housing and Supported Living Framework**

Cumbria County Council

F15: Voluntary ex ante transparency notice

Notice reference: 2021/S 000-011967

Published: 28 May 2021, 11:39am

### **Section I: Contracting authority/entity**

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

Cumbria County Council

Cumbria House, 107 - 117 Botchergate

Carlisle

CA1 1RD

#### **Contact**

Mrs Janet Smith

#### **Email**

[janet.smith@cumbria.gov.uk](mailto:janet.smith@cumbria.gov.uk)

#### **Telephone**

+44 1900706916

#### **Country**

United Kingdom

**NUTS code**

UKD1 - Cumbria

**Internet address(es)**

Main address

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

Buyer's address

<http://www.cumbria.gov.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 Supported Living Framework

Reference number

DN216727

**II.1.2) Main CPV code**

- 45300000 - Building installation work

**II.1.3) Type of contract**

Works

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

Cumbria County Council are seeking experienced and suitable providers in order to establish a design and build Framework Agreement for Extra Care Housing and Supported Living schemes. The Framework Agreement will have two elements to it. Lot 1 will be used to develop sites the Council may acquire/release which have been identified as suitable for ECH or supported living schemes. Lot 2 will provide the ability for the Council to ask for developers to develop sites in specific geographical areas. This will be based on where a need has been identified but where the Council does not have land available for development. Developers will be asked to either provide opportunities using their own land or land that they acquire for the scheme.

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

This contract is divided into lots: Yes

#### **II.1.7) Total value of the procurement (excluding VAT)**

Value excluding VAT: £185,000,000

### **II.2) Description**

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

Council owned sites

Lot No

1

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

- 85310000 - Social work services

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

NUTS codes

- UKD1 - Cumbria

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

Cumbria County Council are seeking experienced and suitable providers in order to establish a design and build Framework Agreement for Extra Care Housing and Supported Living Accommodation schemes.

The Framework Agreement will have two elements to it.

Lot 1 will be used to develop sites the Council may acquire/release which have been identified as suitable for ECH or supported living schemes.

Lot 2 will provide the ability for the Council to ask for developers to develop sites in specific geographical areas. This will be based on where a need has been identified but where the Council does not have land available for development. Developers will be asked to either provide opportunities using their own land or land that they acquire for the scheme.

### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 50

Price - Weighting: 50

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

Options: Yes

Description of options

The Framework will run for an initial period of 48 months with 2 optional extensions of up to 24 months each after the initial period.

(4 years + 2 years + 2 years).

### **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**

Other sites

Lot No

2

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

- 85310000 - Social work services

**II.2.3) Place of performance**

NUTS codes

- UKD1 - Cumbria

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

Cumbria County Council are seeking experienced and suitable providers in order to establish a design and build Framework Agreement for Extra Care Housing and Supported Living Accommodation schemes.

The Framework Agreement will have two elements to it.

Lot 1 will be used to develop sites the Council may acquire/release which have been identified as suitable for ECH or supported living schemes.

Lot 2 will provide the ability for the Council to ask for developers to develop sites in specific geographical areas. This will be based on where a need has been identified but where the Council does not have land available for development. Developers will be asked to either provide opportunities using their own land or land that they acquire for the scheme.

**II.2.11) Information about options**

Options: Yes

Description of options

The Framework will run for an initial period of 48 months with 2 optional extensions of up to 24 months each after the initial period.

(4 years + 2 years + 2 years).

**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**

Award of a contract without prior publication of a call for competition in the cases listed below

- The procurement falls outside the scope of application of the regulations

Explanation:

It is an extension of the Framework as previously advertised.

#### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: No

### **IV.2) Administrative information**

#### **IV.2.1) Previous publication concerning this procedure**

Notice number: [2016/S 214-389333](#)

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## Section V. Award of contract/concession

### Lot No

1

A contract/lot is awarded: Yes

### V.2) Award of contract/concession

#### V.2.1) Date of conclusion of the contract

26 April 2017

#### V.2.2) Information about tenders

The contract has been awarded to a group of economic operators: No

#### V.2.3) Name and address of the contractor/concessionaire

Creative Support Ltd

Stockport

Country

United Kingdom

NUTS code

- UKD1 - Cumbria

The contractor/concessionaire is an SME

No

#### V.2.4) Information on value of contract/lot/concession (excluding VAT)

Initial estimated total value of the contract/lot/concession: £185,000,000

Total value of the contract/lot/concession: £185,000,000

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26 April 2017

#### **V.2.2) Information about tenders**

The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor/concessionaire**

Eden Housing Association Ltd

Penrith

Country

United Kingdom

NUTS code

- UKD1 - Cumbria

The contractor/concessionaire is an SME

No

#### **V.2.4) Information on value of contract/lot/concession (excluding VAT)**

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26 April 2017

#### **V.2.2) Information about tenders**

The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor/concessionaire**

Eric Wright Group

Preston

Country

United Kingdom

NUTS code

- UKD1 - Cumbria

The contractor/concessionaire is an SME

No

#### **V.2.4) Information on value of contract/lot/concession (excluding VAT)**

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#### **V.2.3) Name and address of the contractor/concessionaire**

Fairoak Housing Association

Kendal

Country

United Kingdom

NUTS code

- UKD1 - Cumbria

The contractor/concessionaire is an SME

No

#### **V.2.4) Information on value of contract/lot/concession (excluding VAT)**

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The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor/concessionaire**

HB Villages Developments Ltd

London

Country

United Kingdom

NUTS code

- UKD1 - Cumbria

The contractor/concessionaire is an SME

No

#### **V.2.4) Information on value of contract/lot/concession (excluding VAT)**

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26 April 2016

#### **V.2.2) Information about tenders**

The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor/concessionaire**

Home Group Ltd

Newcastle upon Tyne

Country

United Kingdom

NUTS code

- UKD1 - Cumbria

The contractor/concessionaire is an SME

No

#### **V.2.4) Information on value of contract/lot/concession (excluding VAT)**

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26 April 2016

#### **V.2.2) Information about tenders**

The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor/concessionaire**

Housing and Care 21

Birmingham

Country

United Kingdom

NUTS code

- UKD1 - Cumbria

The contractor/concessionaire is an SME

No

#### **V.2.4) Information on value of contract/lot/concession (excluding VAT)**

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26 April 2016

#### **V.2.2) Information about tenders**

The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor/concessionaire**

Impact Housing Association Ltd

Workington

Country

United Kingdom

NUTS code

- UKD1 - Cumbria

The contractor/concessionaire is an SME

No

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26 April 2016

#### **V.2.2) Information about tenders**

The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor/concessionaire**

Keepmoat Regeneration Ltd

Doncaster

Country

United Kingdom

NUTS code

- UKD1 - Cumbria

The contractor/concessionaire is an SME

No

#### **V.2.4) Information on value of contract/lot/concession (excluding VAT)**

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26 April 2016

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The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor/concessionaire**

South Lakes Housing

Kendal

Country

United Kingdom

NUTS code

- UKD1 - Cumbria

The contractor/concessionaire is an SME

No

#### **V.2.4) Information on value of contract/lot/concession (excluding VAT)**

Initial estimated total value of the contract/lot/concession: £185,000,000

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## **Section V. Award of contract/concession**

### **Lot No**

2

A contract/lot is awarded: Yes

### **V.2) Award of contract/concession**

#### **V.2.1) Date of conclusion of the contract**

26 April 2016

#### **V.2.2) Information about tenders**

The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor/concessionaire**

Creative Support Ltd

Stockport

Country

United Kingdom

NUTS code

- UKD1 - Cumbria

The contractor/concessionaire is an SME

No

#### **V.2.4) Information on value of contract/lot/concession (excluding VAT)**

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Eden Housing Association Ltd

Penrith

Country

United Kingdom

NUTS code

- UKD1 - Cumbria

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Eric Wright Group

Preston

Country

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NUTS code

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#### **V.2.3) Name and address of the contractor/concessionaire**

Fairoak Housing Association

Kendal

Country

United Kingdom

NUTS code

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Birmingham

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Workington

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## **Section VI. Complementary information**

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

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

Her Majesty's Court Services

The Strand

London

WC2A 2LL

Country

United Kingdom