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Award

Extra Care Housing and Supported Living Framework

Cumbria County Council

F15: Voluntary ex ante transparency notice

Notice identifier: 2021/S 000-011967

Procurement identifier (OCID): ocds-h6vhtk-02b631

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

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

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

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](#)

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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Eden Housing Association Ltd

Penrith

Country

United Kingdom

NUTS code

- UKD1 - Cumbria

The contractor/concessionaire is an SME

No

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Eric Wright Group

Preston

Country

United Kingdom

NUTS code

- UKD1 - Cumbria

The contractor/concessionaire is an SME

No

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Fairoak Housing Association

Kendal

Country

United Kingdom

NUTS code

- UKD1 - Cumbria

The contractor/concessionaire is an SME

No

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HB Villages Developments Ltd

London

Country

United Kingdom

NUTS code

- UKD1 - Cumbria

The contractor/concessionaire is an SME

No

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Home Group Ltd

Newcastle upon Tyne

Country

United Kingdom

NUTS code

- UKD1 - Cumbria

The contractor/concessionaire is an SME

No

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Housing and Care 21

Birmingham

Country

United Kingdom

NUTS code

- UKD1 - Cumbria

The contractor/concessionaire is an SME

No

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Impact Housing Association Ltd

Workington

Country

United Kingdom

NUTS code

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Keepmoat Regeneration Ltd

Doncaster

Country

United Kingdom

NUTS code

- UKD1 - Cumbria

The contractor/concessionaire is an SME

No

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South Lakes Housing

Kendal

Country

United Kingdom

NUTS code

- UKD1 - Cumbria

The contractor/concessionaire is an SME

No

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Lot No

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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

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Creative Support Ltd

Stockport

Country

United Kingdom

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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