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Tender

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

Islington Council

F02: Contract notice

Notice identifier: 2023/S 000-015460

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

Published 31 May 2023, 4:22pm

The closing date and time has been changed to:

3 July 2023, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

Islington Council

Town Hall

London

N1 2UD

Contact

Strategic Procurement

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

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

<https://procontract.due-north.com/Advert/Index?advertId=2db07df4-baff-ed11-8123-005056b64545>

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/Index?advertId=2db07df4-baff-ed11-8123-005056b64545>

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

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

The contract is for the provision of care and support with Islington Council being the landlord, at a new purpose built, supported living service at Windsor Street. The eleven people residing at the scheme will have a range of support needs including those who have additional physical disabilities, are wheelchair users and may need a high level of individual support and care with managing their daily lives.

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; five wheelchair-adaptable) on the upper levels

The contract for care and support will ensure that there is 24-hour support at the services and the intention is to procure the service with a 'core and flexi' model to support individuals' choice, freedom, and control.

II.1.5) Estimated total value

Value excluding VAT: £5,285,490

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

Windsor Street is a purpose built scheme offering accommodation that will provide 11 new homes for residents with a learning disability and/or autism. The scheme will be utilised to 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 or their current setting.

The new scheme consists of 11 self-contained flats across three floors, as well as access to a shared communal space. There are 4 fully adapted pods on the ground floor for people with additional physical disabilities, 4 flats on the first floor for people with high needs and 3 flats on the second floor for people who are more independent (moderate needs).

Windsor Street will support Islington's adult social care vision for Islington to be a place made up of strong, inclusive and connected communities, where regardless of background, people have fair and equal access to adult social care support that enables residents to live healthy fulfilling and independent lives.

Islington's Strategic Commissioning and Adult Social Care Market Position Statement 2021-2024 sets out its commitment to ensuring that people with learning disabilities are supported to live as independently as possible, in their local communities and close to friends and family.

The new contract will ensure that residents living at the scheme are supported appropriately with their health, wellbeing, and safety in the community. The service will also support people to stay in the borough and remain close to their family support networks.

II.2.5) Award criteria

Quality criterion - Name: Proposed approach to service delivery model: achieving outcomes, personalisation / Weighting: 20

Quality criterion - Name: Proposed approach to health and safety of service users and staff (including safeguarding people who use services from the risk of abuse/danger) /

Weighting: 20

Quality criterion - Name: Proposed approach to social value / Weighting: 20

Quality criterion - Name: Proposed approach to staff recruitment and retention, skills, development and supervision / Weighting: 10

Price - Weighting: 30

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

Duration in months

108

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

II.2.14) Additional information

The contract period will be for nine years with break clause options available for the council to terminate annually after year three. The estimated start date of the contract will be January 2024.

The contract will be funded through existing social care budgets on a core contract value. The estimated maximum core annual contract value for the service will be £587,276 per annum. Therefore, the maximum estimated total global cost of the core contract for Islington Council 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.

We recognise that due to the length of the contract there will be requests for uplifts. The Council is committed to paying the London Living Wage and we will work with providers during the annual uplift process to ensure staff who are paid the LLW continue to be paid the LLW for the lifetime of the contract.

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: No

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2023/S 000-011344](#)

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

Originally published as:

Date

26 June 2023

Local time

12:00pm

Changed to:

Date

3 July 2023

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

26 June 2023

Local time

12:00pm

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

Islington Council

London

Country

United Kingdom