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Tender

## **Specialist Mental Health Housing and Support Service**

CITY OF YORK COUNCIL

F02: Contract notice

Notice identifier: 2021/S 000-017385

Procurement identifier (OCID): ocids-h6vhtk-02cb57

Published 22 July 2021, 4:13pm

### **Section I: Contracting authority**

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

CITY OF YORK COUNCIL

WEST OFFICES, STATION RISE

YORK

YO1 6GA

#### **Contact**

Mark Woolford

#### **Email**

[mark.woolford@york.gov.uk](mailto:mark.woolford@york.gov.uk)

#### **Country**

United Kingdom

**NUTS code**

UKE21 - York

**Internet address(es)**

Main address

[www.york.gov.uk](http://www.york.gov.uk)

Buyer's address

[www.yortender.co.uk](http://www.yortender.co.uk)

**I.3) Communication**

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

[www.yortender.co.uk](http://www.yortender.co.uk)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[www.yortender.co.uk](http://www.yortender.co.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**

Specialist Mental Health Housing and Support Service

Reference number

DN549947

#### **II.1.2) Main CPV code**

- 85000000 - Health and social work services

#### **II.1.3) Type of contract**

Services

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

We are commissioning a new specialist mental health housing and support service that will support 55 places across the city - 22 places across two specialist mental health supported housing schemes (11 places at each site); 12 places in satellite flats; and 21 Housing First places. We are seeking tenders from a Registered Housing Provider / Support Provider partnership. The two new supported housing schemes will be developed on two sites currently owned by City of York Council at Woolnough House, off Hull Road, and Crombie House in Danebury Drive in Acomb. Both sites will be sold to the successful Registered Housing Provider in exchange for capital receipts. The partnership will be required to develop and run both of the specialist supported housing schemes. The Support Provider will deliver the specialist support across both supported housing schemes, and to the satellite flats and Housing First placements.

#### **II.1.5) Estimated total value**

Value excluding VAT: £10,150,000

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

This contract is divided into lots: Yes

Tenders may be submitted for all lots

## **II.2) Description**

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

Development and landlord management of Specialist Mental Health Supported Housing

Lot No

1

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

- 45000000 - Construction work
- 85000000 - Health and social work services

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

NUTS codes

- UKE21 - York

Main site or place of performance

City of York, North Yorkshire

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

To find a Registered Housing Provider to develop out, and be the landlord for, two new specialist mental health supported housing schemes at Crombie House and Woolnough House. We are expecting 11 places to be available at each site, so 22 in total. The new accommodation to be designed to level 4 of the Code for Sustainable Homes (2006) and must be fully compliant with the current Building Regulations Approved Documents - England and Wales. All accommodation to be designed to Approved Doc M category 2 with 30% to category 3 for wheelchair users. Both sites will be sold to the successful Registered Housing Provider in exchange for capital receipts. We will be awarding a Project Agreement for each site.

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

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

36

This contract is subject to renewal

No

## **II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged minimum number: 1

Maximum number: 3

## **II.2.10) Information about variants**

Variants will be accepted: No

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

Options: No

## **II.2.14) Additional information**

Both sites will be sold to the successful Registered Housing Provider in exchange for capital receipts. Guide prices are included in the tender documents. Subject to any delays during the procurement process, the Contracts at both sites (i.e. Woolnough House and Crombie House) for Lot 1 of this procurement are anticipated to be awarded and to commence on or around 21st January 2022. Subject to the terms and conditions of the Contracts, and any delays during the construction period, the Agreed Completion Date for the proposed construction works at each site is anticipated to be 29th January 2024, with an anticipated absolute Works Longstop Date at each site of 27th January 2025. The maximum contract period is therefore thirty-six months. For further information, please refer to the indicative Project Timeline that has been provided by the Contracting Authority for information purposes only with the other procurement documents, which is available to view free of charge at the link set out in Section I.3 of this Notice.

## **II.2) Description**

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

Specialist Mental Health Housing Support Service

Lot No

2

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

- 85000000 - Health and social work services

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

NUTS codes

- UKE21 - York

Main site or place of performance

City of York, North Yorkshire

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

A Specialist Mental Health Support Provider to support 55 places across the city - 22 places across two specialist mental health supported housing schemes (11 places at each site); 12 places in satellite flats; and 21 Housing First places. The Support Provider will provide 24/7 onsite staffing at the two specialist mental health supported housing schemes at Crombie House and Woolnough House (22 places in total, 11 at each site). The same staff group will also provide support to another 12 satellite flats within a 1-2 mile radius of each scheme (6 flats per scheme). The Support Provider will also support 21 Housing First places. Housing First is an internationally recognised and evidence-based model of housing and support for those with chronic housing, health and social care needs.

### **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: £10,150,000

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

Duration in months

85

This contract is subject to renewal

Yes

Description of renewals

The initial contract period is for 1 month for mobilisation and 60 months for initial contract term and an option to extend for up to a further 24 months.

### **II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged minimum number: 1

Maximum number: 3

### **II.2.10) Information about variants**

Variants will be accepted: No

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

Options: No

### **II.2.14) Additional information**

Ideally, the Contract for this Lot 2 will have a minimum four week mobilisation period prior to Service Commencement, which at the date of this notice (subject to any delays during the construction period under the Lot 1 contract) is anticipated to commence on 30th January 2024 and end on 26th February 2024. The Service Commencement Date of the Contract is anticipated to be 27th February 2024, after which the initial contract period will be for five years with an option to extend for up to a further two years beyond the initial contract period. The maximum contract period is therefore approximately eighty-five months including the full mobilisation period and all available extension periods. For further information, please refer to the indicative Project Timeline that has been provided by the Contracting Authority for information purposes only with the other procurement documents, and which is available to view free of charge at the link set out in Section I.3 of this Notice.

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **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



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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Restricted procedure

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

Date

6 September 2021

Local time

12:00pm

#### **IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

8 October 2021

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

English

#### **IV.2.6) Minimum time frame during which the tenderer must maintain the tender**

Duration in months: 6 (from the date stated for receipt of tender)

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## **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**

The High Court of Justice

London

WC2A 2LL

Country

United Kingdom