

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/019132-2022>

Contract

Provision of Scheme Management, Care and Support Services - Extra Care Schemes

Kirklees Council

F03: Contract award notice

Notice identifier: 2022/S 000-019132

Procurement identifier (OCID): ocids-h6vhtk-02f225

Published 13 July 2022, 11:42am

Section I: Contracting authority

I.1) Name and addresses

Kirklees Council

Town Hall, Ramsden Street,

Huddersfield

HD1 2TA

Contact

Gill Neale

Email

Gill.neale@Kirklees.gov.uk

Telephone

+44 1484221000

Country

United Kingdom

NUTS code

UKE44 - Calderdale and Kirklees

National registration number

GB184352457

Internet address(es)

Main address

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

Buyer's address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/104104>

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

Provision of Scheme Management, Care and Support Services - Extra Care Schemes

Reference number

KMCAS-136

II.1.2) Main CPV code

- 85000000 - Health and social work services

II.1.3) Type of contract

Services

II.1.4) Short description

Tenders are invited by the Council from Providers with relevant experience and ability to demonstrate sufficient capacity for the provision of Scheme Management Care & Support Services Contract date is 1st July 2022 to 30th June 2027.

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: £10,526,380

II.2) Description

II.2.1) Title

Lot 1 Woodland Court

Lot No

1

II.2.2) Additional CPV code(s)

- 85000000 - Health and social work services

II.2.3) Place of performance

NUTS codes

- UKE44 - Calderdale and Kirklees

Main site or place of performance

The Borough of Kirklees

II.2.4) Description of the procurement

The three Extra Care Schemes in Kirklees are part of a 20 year Private Finance Initiative (PFI) contract with a consortium of companies called JLW Excellent Homes for Life Ltd. The schemes provide 140 flats for older people: Two schemes, Meadow Green, incorporating Meadow Green Lodge and Woodland Court are in North Kirklees and one, Sandy Mount is in South Kirklees. They comprise purpose built buildings containing between 41 and 53 one and two-bedroom flats, all of which are for rent. The Council is the owner and the landlord. JLW Excellent Homes for Life Ltd through their key sub-contractor Pinnacle are responsible for the repair and maintenance of the building and also manage the tenancies of the flats on behalf of the Council. Meadow Green Lodge, which is an annex of Meadow Green, has 10 flats (one and two beds) for people who are living with dementia. While it is self-contained there is an expectation that Tenants living In Meadow Green Lodge are integrated into Meadow Green and vice versa. The Lodge is the responsibility of the Meadow Green Scheme Management.

The Council expects that the Service Provider will work with the PFI Contractor, Catering Contractor and all other stakeholders to achieve the following overall aims of the Extra Care Schemes:

- To provide a safe, comfortable, welcoming and inclusive environment for Tenants, their families and friends and other visitors to the Scheme.
- To promote the maximum level of independence achievable by the individual.
- To have an enabling ethos providing 'just the right support at just the right time', either planned or unplanned and to avoid disabling Tenants and therefore increasing dependency on services.
- To support Tenants to maintain their tenancies and remain in their own home which is designed to be a 'home for life'.
- To support Tenants to regain and maintain their health and wellbeing and to reduce

hospital admissions and facilitate speedy hospital discharge whenever possible.

- To give assurance that Tenants can quickly access additional care and support if and when needed due to emergency, illness, accident and so on.
- To support Tenants to be active, both physically and mentally by facilitating a range of Activities and encouraging participation.
- To signpost or link Tenants into appropriate services and community activities outside the Scheme.

In addition - The Extra Care Schemes also aim to be a community resource and some of the Communal Areas and Activities are open for hire or use by the public.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 90

Quality criterion - Name: Social Value / Weighting: 10

Price - Weighting: 0

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) Description

II.2.1) Title

Lot 2 Meadow Green including Meadow Green Lodge

Lot No

2

II.2.2) Additional CPV code(s)

- 85000000 - Health and social work services

II.2.3) Place of performance

NUTS codes

- UKE44 - Calderdale and Kirklees

Main site or place of performance

The Borough of Kirklees

II.2.4) Description of the procurement

The three Extra Care Schemes in Kirklees are part of a 20 year Private Finance Initiative (PFI) contract with a consortium of companies called JLW Excellent Homes for Life Ltd. The schemes provide 140 flats for older people: Two schemes, Meadow Green, incorporating Meadow Green Lodge and Woodland Court are in North Kirklees and one, Sandy Mount is in South Kirklees. They comprise purpose built buildings containing between 41 and 53 one and two-bedroom flats, all of which are for rent. The Council is the owner and the landlord. JLW Excellent Homes for Life Ltd through their key sub-contractor Pinnacle are responsible for the repair and maintenance of the building and also manage the tenancies of the flats on behalf of the Council. Meadow Green Lodge, which is an annex of Meadow Green, has 10 flats (one and two beds) for people who are living with dementia. While it is self-contained there is an expectation that Tenants living in Meadow Green Lodge are integrated into Meadow Green and vice versa. The Lodge is the responsibility of the Meadow Green Scheme Management.

The Council expects that the Service Provider will work with the PFI Contractor, Catering Contractor and all other stakeholders to achieve the following overall aims of the Extra Care Schemes:

- To provide a safe, comfortable, welcoming and inclusive environment for Tenants, their families and friends and other visitors to the Scheme.
- To promote the maximum level of independence achievable by the individual.
- To have an enabling ethos providing 'just the right support at just the right time', either planned or unplanned and to avoid disabling Tenants and therefore increasing dependency on services.
- To support Tenants to maintain their tenancies and remain in their own home which is designed to be a 'home for life'.
- To support Tenants to regain and maintain their health and wellbeing and to reduce hospital admissions and facilitate speedy hospital discharge whenever possible.

- To give assurance that Tenants can quickly access additional care and support if and when needed due to emergency, illness, accident and so on.
- To support Tenants to be active, both physically and mentally by facilitating a range of Activities and encouraging participation.
- To signpost or link Tenants into appropriate services and community activities outside the Scheme.

In addition - The Extra Care Schemes also aim to be a community resource and some of the Communal Areas and Activities are open for hire or use by the public.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 90

Quality criterion - Name: Social Value / Weighting: 10

Price - Weighting: 0

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) Description

II.2.1) Title

Lot 3 Sandy Mount

Lot No

3

II.2.2) Additional CPV code(s)

- 85000000 - Health and social work services

II.2.3) Place of performance

NUTS codes

- UKE44 - Calderdale and Kirklees

Main site or place of performance

The Borough of Kirklees

II.2.4) Description of the procurement

The three Extra Care Schemes in Kirklees are part of a 20 year Private Finance Initiative (PFI) contract with a consortium of companies called JLW Excellent Homes for Life Ltd. The schemes provide 140 flats for older people: Two schemes, Meadow Green, incorporating Meadow Green Lodge and Woodland Court are in North Kirklees and one, Sandy Mount is in South Kirklees. They comprise purpose built buildings containing between 41 and 53 one and two-bedroom flats, all of which are for rent. The Council is the owner and the landlord. JLW Excellent Homes for Life Ltd through their key sub-contractor Pinnacle are responsible for the repair and maintenance of the building and also manage the tenancies of the flats on behalf of the Council. Meadow Green Lodge, which is an annex of Meadow Green, has 10 flats (one and two beds) for people who are living with dementia. While it is self-contained there is an expectation that Tenants living in Meadow Green Lodge are integrated into Meadow Green and vice versa. The Lodge is the responsibility of the Meadow Green Scheme Management.

The Council expects that the Service Provider will work with the PFI Contractor, Catering Contractor and all other stakeholders to achieve the following overall aims of the Extra Care Schemes:

- To provide a safe, comfortable, welcoming and inclusive environment for Tenants, their families and friends and other visitors to the Scheme.
- To promote the maximum level of independence achievable by the individual.
- To have an enabling ethos providing 'just the right support at just the right time', either planned or unplanned and to avoid disabling Tenants and therefore increasing dependency on services.
- To support Tenants to maintain their tenancies and remain in their own home which is designed to be a 'home for life'.
- To support Tenants to regain and maintain their health and wellbeing and to reduce hospital admissions and facilitate speedy hospital discharge whenever possible.
- To give assurance that Tenants can quickly access additional care and support if and

when needed due to emergency, illness, accident and so on.

- To support Tenants to be active, both physically and mentally by facilitating a range of Activities and encouraging participation.
- To signpost or link Tenants into appropriate services and community activities outside the Scheme.

In addition - The Extra Care Schemes also aim to be a community resource and some of the Communal Areas and Activities are open for hire or use by the public.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 90

Quality criterion - Name: Social Value / Weighting: 10

Price - Weighting: 0

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

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: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2021/S 000-027319](#)

Section V. Award of contract

Contract No

1

Title

Lot 1 Woodland Court

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

12 May 2022

V.2.2) Information about tenders

Number of tenders received: 7

Number of tenders received from SMEs: 2

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 7

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

V.2.3) Name and address of the contractor

Radis Community Care

Mercia House, 15 Galena Close

Tamworth

B77 4AS

Email

contracts@radis.co.uk

Telephone

+44 3301008150

Fax

+44 3301008170

Country

United Kingdom

NUTS code

- UKG2 - Shropshire and Staffordshire

National registration number

03587165

Internet address

<http://www.radis.co.uk>

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £3,951,130

Total value of the contract/lot: £3,951,130

Section V. Award of contract

Contract No

2

Title

Lot 2 Meadow Green including Meadow Green Lodge

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

12 May 2022

V.2.2) Information about tenders

Number of tenders received: 7

Number of tenders received from SMEs: 2

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 7

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

V.2.3) Name and address of the contractor

Radis Community Care

Mercia House, 15 Galena Close

Tamworth

B77 4AS

Email

contracts@radis.co.uk

Telephone

+44 3301008150

Fax

+44 3301008170

Country

United Kingdom

NUTS code

- UKG2 - Shropshire and Staffordshire

National registration number

03587165

Internet address

<http://www.radis.co.uk>

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £3,556,335

Total value of the contract/lot: £3,556,335

Section V. Award of contract

Contract No

3

Title

Lot 3 Sandy Mount

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

12 May 2022

V.2.2) Information about tenders

Number of tenders received: 8

Number of tenders received from SMEs: 2

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 8

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

V.2.3) Name and address of the contractor

Community Integrated Care

2 Old Market Court, Miners Way, Widnes

Cheshire

WA7 6AA

Email

joy.barber@c-i-c.co.uk

Telephone

+44 01514225858

Fax

+44 01514240299

Country

United Kingdom

NUTS code

- UKD6 - Cheshire

National registration number

2225727

Internet address

<http://www.c-i-c.co.uk>

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £3,018,915

Total value of the contract/lot: £3,018,915

Section VI. Complementary information

VI.3) Additional information

Provided that the tender is submitted fully in accordance with the requirements set out within the Specification and the remaining sections of the procurement documents, the contract will be awarded on the basis of the Most Economically Advantageous Tender based

on 90% quality and 10% Social Value.

Further specifics on the above award criteria can be found in the procurement documentation that is available to access at www.yortender.eu-supply.com

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

N/A

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

In accordance with Regulation 86 (Notices of decisions to award a contract or conclude a framework), Regulation 87 (Standstill periods) and Chapter 6 (Applications to Court) of the Public Contracts Regulations 2015 (SI 2015/102), the contracting authority will incorporate a minimum ten (10) calendar day standstill period at the point that information on the award of the Contract is communicated to economic operators. This period allows any unsuccessful economic operator(s) to seek further debriefing from the contracting authority before the award of the Contract to the successful economic operators. Such additional information should be requested from the address at Sections I.1 and I.3 of this Notice above. If an appeal regarding the award of the Contract has not been successfully resolved, then the Public Contracts Regulations 2015 (SI 2015/102) provide for aggrieved parties who have been harmed or are at risk of harm by a breach of the rules to take action in the High Court (England, Wales and Northern Ireland). Any such action must be

started within thirty (30) days beginning with the date when the aggrieved party first knew or sought to have grounds for starting the proceedings had arisen. The Court may extend the time limited for starting proceedings where the Court considers that there is a good reason for doing so, but not so as to permit proceedings to be started more than three (3) months after that date. Where the Contract has not been awarded, the Court may order the setting aside of the award decision or order the contracting authority to amend any document and may award damages. If however the Contract has been awarded, the Court may only award damages or, where the contract award procedures have not been followed correctly, declare the Contract to be ineffective.