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Not applicable

Care home services and care home redevelopment opportunities in Cornwall

Cornwall Council

F14: Notice for changes or additional information

Notice identifier: 2023/S 000-021774

Procurement identifier (OCID): ocds-h6vhtk-0375d5

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Section I: Contracting authority/entity

I.1) Name and addresses

Cornwall Council

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Main address

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Buyer's address

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

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Care home services and care home redevelopment opportunities in Cornwall

Reference number

DN635670

II.1.2) Main CPV code

- 85000000 - Health and social work services

II.1.3) Type of contract

Services

II.1.4) Short description

Cornwall Council (the ‘Council’) is working to ensure that the available care home capacity meets the current and future demand for services. To date care homes have not been developed at the pace required to meet the increasing needs of the Cornish population both now and into the future and there is a significant gap emerging between need and the availability of supply, particularly for people living with dementia.

One of a number of approaches the Council is taking to address this gap relates to the following two Sites located in Cornwall:

- Site 1 – Trefula Nursing Home, St Day, Redruth, Cornwall, TR16 5ET, and
- Site 2 – Trengrouse, Trengrouse Way, Helston, Cornwall, TR13 8BA.

The Council therefore wishes to procure one (1) Service Provider and award them a Contract that will require the Service Provider to deliver the following services at two Sites located in Cornwall:

1) Purchase the freehold interest in the two (2) Sites with a restriction for the Service Provider to build and operate a care home on each Site. Any disposal of the Council’s freehold interests in the Sites shall as a minimum:

a) Be based on a conditional contract or option to be taken up at the point that full planning is achieved for the redevelopment of the Site(s), and

b) Be at the Council's valuation (restricted to care home use) for each Site(s), or where the sale of the Site(s) is at an undervalue within the terms of Section 123 of the Local Government and Property Act 1990 and therefore with a reduced or no capital receipts on disposal, so long as there is a contractually binding agreement which can demonstrate a sum equal to or in excess of the level of undervalue being received by the Council across the Council Contract with the purchaser of the Site(s)

2) Undertake the operational management of the existing nursing care home at Site 1 while the Service Provider redevelops Site 1 in accordance with the Contract that will include the provision of care services and dedicate access to a number of guaranteed beds for Council placements that must be priced either below or within the Council's fee methodology,

3) Secure funding, to enable the Service Provider to design, obtain planning permission, redevelop and construct a scheme on each of the two (2) Sites. As a minimum each scheme must include a new build care home on each Site to provide accommodation that is fit for purpose, designed to modern standards and meets the Council's design principles for new build care homes, good practice for dementia friendly environments and any relevant CQC and legislative requirements. In addition to providing a new build care home on each of the two (2) Sites, the Service Provider will also be required to gain the best possible use of the wider Sites, and

4) Following completion of the schemes, the Service Provider shall own and undertake the operational management of the scheme at each of the two (2) Sites and provide the provision of care services at the two (2) new build care homes developed on the Sites in accordance with the Council's care services contract that requires the Service Provider to provide the Council with:

a) Dedicated access to a number of the guaranteed beds for local authority placements that must be priced below or within the Council's fee methodology, and

b) The ability to spot purchase additional beds over and above the guaranteed beds at a confirmed fee that must be below or within the Council's fee methodology.

Section VI. Complementary information

VI.6) Original notice reference

Notice number: [2023/S 000-019524](#)

Section VII. Changes

VII.1.2) Text to be corrected in the original notice

Section number

IV.2.2

Place of text to be modified

IV.2.2

Instead of

Text

31 July 2023

Read

Text

7 August 2023