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Planning

Care Facility Joint Venture (JV)

Coventry City Council

F01: Prior information notice

Prior information only

Notice identifier: 2021/S 000-024405

Procurement identifier (OCID): ocids-h6vhtk-02e6c4

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Section I: Contracting authority

I.1) Name and addresses

Coventry City Council

Council House, Earl Street

COVENTRY

CV15RR

Contact

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Email

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Telephone

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Country

United Kingdom

NUTS code

UKG33 - Coventry

Internet address(es)

Main address

www.csw-jets.co.uk

I.3) Communication

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

www.csw-jets.co.uk

Additional information can be obtained from the above-mentioned address

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

Care Facility Joint Venture (JV)

Reference number

COV-12432

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Coventry City Council (the Council) is seeking a joint venture partner (the JV Partner) who will work collaboratively with the Council initially to determine demand for care services in Coventry, and to develop responding solutions to be developed, built and operated starting with the first facility (the Initial Project) to be built at the 5ac site at Browns Lane, Coventry. On appointment, the Council will work with the JV Partner to identify requirements and future development and/or operation opportunities in addition to the Browns Lane facility, within a shared understanding of what success and value looks like, following a business plan and business case process. The estimate value of this joint venture may range between £0 and £150m.

II.1.5) Estimated total value

Value excluding VAT: £150,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45215200 - Construction work for social services buildings

- 45215212 - Retirement home construction work
- 45215213 - Nursing home construction work
- 45215214 - Residential homes construction work
- 71541000 - Construction project management services
- 85144000 - Residential health facilities services
- 85311100 - Welfare services for the elderly
- 85311300 - Welfare services for children and young people

II.2.3) Place of performance

NUTS codes

- UKG33 - Coventry

Main site or place of performance

Coventry

II.2.4) Description of the procurement

Coventry City Council (the Council) is seeking a joint venture partner (the JV Partner) who will work collaboratively with the Council initially to determine demand for care services in Coventry, and to develop responding solutions to be developed, built and operated starting with the first facility (the Initial Project) to be built at the 5ac site at Browns Lane, Coventry. On appointment, the Council will work with the JV Partner to identify requirements and future development and/or operation opportunities in addition to the Browns Lane facility, within a shared understanding of what success and value looks like, following a business plan and business case process.

The Council has an opportunity to develop the Initial Project as part of a wider residential development. A high-level feasibility assessment has been undertaken, that suggests the development may offer significant economic benefit to the Council whilst also contributing to challenging care needs in the city in an appropriate and ethical manner.

Should planning permission be granted for the Initial Project at Browns Lane, it is proposed that the scheme would comprise a care home catering for older people with a range of needs including a requirement for nursing care and specialist care for older people living with dementia, as well as those requiring care and support for reasons of physical disabilities/frailty.

The care home would not cater for younger adults (18-64) with physical disabilities or

mental health issues or those whose primary need is for alcohol or drug dependency treatment or homelessness. The care home will be appropriately staffed and although residents would be encouraged to use community facilities this would be on a supervised basis. Residents with behaviour that challenges would be appropriately supported.

It is anticipated that the development will also accommodate a Housing with Care (HWC) scheme for older people who are able to live independently, the majority with support which will be provided on site. It is likely that some tenants will have no care needs that meet the threshold for formal social care support, whilst most will have needs associated with physical disability or frailty and/or a degree of dementia which can be catered for within the scheme.

The Initial Project and the broader JV collaboration is intended as an asset to the community and every effort would be made to ensure benefits to local people. The buildings would be designed to be in keeping with the local area and low rise in nature.

II.3) Estimated date of publication of contract notice

4 November 2021

Section IV. Procedure

IV.1) Description

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes