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Planning

Care home services and care home redevelopment opportunities in Cornwall

Cornwall Council

F01: Prior information notice

Prior information only

Notice identifier: 2023/S 000-027614

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

Published 19 September 2023, 12:13pm

Section I: Contracting authority

I.1) Name and addresses

Cornwall Council

County Hall, Treyew Road

Truro

TR1 3AY

Contact

Mr John Ward

Email

john.ward@cornwall.gov.uk

Telephone

+44 1872326058

Country

United Kingdom

Region code

UKK3 - Cornwall and Isles of Scilly

Internet address(es)

Main address

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

Buyer's address

<https://www.supplyingthesouthwest.org.uk>

I.3) Communication

Additional information can be obtained from the above-mentioned address

I.4) Type of the contracting authority

Regional or local Agency/Office

I.5) Main activity

General public services

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') published a contract notice (2023/S 000-019524) on the 7th July 2023 to commence a procurement process (as described in II.2.4) for an opportunity titled 'Care home services and care home re-development opportunities in Cornwall - DN635670'.

Following the return date for this procurement process and the Council's evaluation of the responses received, the Council has taken a decision to abandon this procurement process and are now conducting some additional market engagement to further understand how the Council could potentially make this opportunity more attractive to potential applicants ahead of a potential second procurement process.

If you are interested in participating in the Council's soft market engagement exercise please:

- Return your completed soft market engagement document via the ProContract system

<https://www.supplyingthesouthwest.org.uk> by 12 noon Friday 29th September 2023.

- Refer to VI.3. (Additional information) of this notice for further instructions.

II.1.5) Estimated total value

Value excluding VAT: £172,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 70000000 - Real estate services
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKK3 - Cornwall and Isles of Scilly

Main site or place of performance

Site 1 – Trefula Nursing Home, St Day, Redruth, Cornwall, TR16 5ET, and

Site 2 – Trengrouse, Trengrouse Way, Helston, Cornwall, TR13 8BA.

II.2.4) Description of the procurement

Within the Council's abandoned procurement the Council sought to procure one (1) Service Provider to deliver care services and the redevelopment of the following two care home 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's abandoned procurement required the Service Provider to:

1) Purchase of 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.

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, to 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 dedicated access to a number of the guaranteed beds and the ability to spot purchase additional beds for local authority placements that must be priced below or within the Council's fee methodology

Full details of the Council's abandoned procurement process is also provided in the soft market engagement document.

II.2.6) Estimated value

Value excluding VAT: £172,000,000

II.3) Estimated date of publication of contract notice

13 October 2023

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

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

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

Section VI. Complementary information

VI.3) Additional information

If you are interested in participating in the Council's soft market engagement you are invited to:

- a) Register on the Council's Due-North system <https://www.supplyingthesouthwest.org.uk>
- b) Express an interest in the project titled "Care services and the re-development of two care homes in Cornwall - DN635670"
- c) Download the soft market engagement document
- d) Complete the "Information Required" section at the end of soft market engagement document
- e) Return your completed soft market engagement document via the ProContract system <https://www.supplyingthesouthwest.org.uk> by 12 noon Friday 29th September 2023.

Providers participating in this soft market engagement are asked to note the following:

- This soft market engagement is an information gathering exercise only,
- Any proposals submitted by providers will be subject to the development and approval by the Council, and, as such, this exercise implies no commercial commitment and is not a formal tender document, and
- Participation in this soft market engagement will not prejudice a provider participating in any future procurement for the opportunity in this document.