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Tender

## **Care Facility Joint Venture (JV)**

Coventry City Council

F02: Contract notice

Notice identifier: 2021/S 000-027638

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

Published 4 November 2021, 9:20am

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

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

Coventry City Council

Council House, Earl Street

COVENTRY

CV15RR

#### **Contact**

Rob Amor

#### **Email**

[rob.amor@coventry.gov.uk](mailto:rob.amor@coventry.gov.uk)

#### **Telephone**

+44 2476971956

#### **Country**

United Kingdom

**NUTS code**

UKG33 - Coventry

**Internet address(es)**

Main address

[www.csw-jets.co.uk](http://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](http://www.csw-jets.co.uk)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[www.csw-jets.co.uk](http://www.csw-jets.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**

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.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

6

This contract is subject to renewal

No

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

Envisaged number of candidates: 3

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

Variants will be accepted: No

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

Options: Yes

Description of options

As a result of the competitive dialogue process.

## **Section IV. Procedure**

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

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

Competitive dialogue

#### **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 000-024405](#)

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

Date

6 December 2021

Local time

12:00pm

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

14 January 2022

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

English

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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**

Coventry City Council

Procurement & Commissioning

Coventry

CV1 2GN

Country

United Kingdom

Internet address

[www.csw-jets.co.uk](http://www.csw-jets.co.uk)