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Contract

Care home services and care home redevelopment opportunities in Cornwall

Cornwall Council

F03: Contract award notice

Notice identifier: 2023/S 000-028137

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

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Section I: Contracting authority

I.1) Name and addresses

Cornwall Council

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Truro

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Contact

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Country

United Kingdom

Region code

UKK3 - Cornwall and Isles of Scilly

Internet address(es)

Main address

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

Buyer's address

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

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 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.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKK3 - Cornwall and Isles of Scilly

II.2.4) Description of the procurement

The Council wishes to procure one (1) Service Provider and award them a Contract that includes an agreement for the redevelopment of Trengrouse and Trefula care homes and the provision of residential and nursing care services, with the residential and nursing care contract having an initial term of 15 years with an option to extend to up to 25 years.

The Council's Contract requires 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(a), 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.

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.

Full details of the Service Providers role and the Council's requirements and minimum standards are provided in the Draft Procurement Documents which are made available for the purpose of Public Contract Regulations and are set out in Appendix 2 of the Selection Questionnaire guidance document, and include:

- Volume 1: Invitation To Participate in Negotiation (the ITPN),
- Volume 2: Descriptive Document,
- Volume 3: Site information,

- Volume 4: Specifications,
- Volume 5: Council's Contract,
- Volume 6: Response Forms.

The Council anticipate that Bidders will,

- Either be led by or involve a CQC registered care home provider with the experience and established partnerships/contacts required to meet the Council's requirements.
- Involve a developer with the experience and established partnerships/contacts to construct the buildings associated with the schemes at the two Sites.
- Involve any other consortium members required to be able to secure funding, design, develop, own and operate the existing care home at Site 1, and the new schemes at the two Sites.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 75

Price - Weighting: 25

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

Competitive procedure with negotiation

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](#)

IV.2.9) Information about termination of call for competition in the form of a prior information notice

The contracting authority will not award any further contracts based on the above prior information notice

Section V. Award of contract

A contract/lot is awarded: No

V.1) Information on non-award

The contract/lot is not awarded

No tenders or requests to participate were received or all were rejected

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Cornwall Council

Treyew Road

Truro

TR1 3AY

Country

United Kingdom