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Planning

## **Extra Care Strategic Development Partnership**

Dorset Council

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-029116

Procurement identifier (OCID): ocids-h6vhtk-0499fe

Published 11 September 2024, 2:33pm

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

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

Dorset Council

Dorset Council, County Hall, Colliton Park

Dorchester

DT1 1XJ

#### **Contact**

Mr Greg Jackson

#### **Email**

[dp@dorsetcouncil.gov.uk](mailto:dp@dorsetcouncil.gov.uk)

#### **Telephone**

+44 13052212250

**Country**

United Kingdom

**Region code**

UKK - South West (England)

**Internet address(es)**

Main address

<https://www.dorsetcouncil.gov.uk>

Buyer's address

<https://www.dorsetcouncil.gov.uk>

**I.3) Communication**

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

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## Section II: Object

### II.1) Scope of the procurement

#### II.1.1) Title

Extra Care Strategic Development Partnership

Reference number

DN742579

#### II.1.2) Main CPV code

- 45210000 - Building construction work

#### II.1.3) Type of contract

Works

#### II.1.4) Short description

This prior information notice is not a call for competition. It is being published to give notice to the market of an upcoming procurement and a market engagement event.

Dorset Council is releasing this Prior Information Notice to indicate the expected launch of a procurement process for the selection of a strategic development partner for the development of four Extra Care Housing Schemes across Dorset, including two sites in Bridport (known as 'Bridport Gateway') and Wareham (known as 'Purbeck Gateway'). Dorset Council has committed to identifying two further sites in the south and east of the county. These will be confirmed following a dialogue process with successful bidders.

The contract will be structured as a Strategic Partnership Agreement. We envisage that as individual projects are brought forward these will be formalised by Development Agreements, and ongoing management will be underpinned by Housing Management Agreement. Template forms of this documents will provided in the procurement pack for dialogue and mark up. The procurement process will consist of multiple stages, to include dialogue with bidders.

Pre-Launch Market Engagement Event

We are holding an online event to provide information about the procurement launch and the procurement process. This will be held on Teams on Wednesday 18th September, 1pm-2pm.

For more information and to book a place, please contact:

[accommodationwithsupport@dorsetcouncil.gov.uk](mailto:accommodationwithsupport@dorsetcouncil.gov.uk)

Dorset Council uses the Supplying the South West (a procurement portal) when creating tenders for contracts, frameworks & further competitions. The system is called ProContract. Suppliers not already registered with the system should do so, the website is:

[www.supplyingthesouthwest.org.uk](http://www.supplyingthesouthwest.org.uk)

### **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
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211360 - Urban development construction work
- 45215214 - Residential homes construction work
- 50700000 - Repair and maintenance services of building installations
- 70000000 - Real estate services
- 70111000 - Development of residential real estate
- 70112000 - Development of non-residential real estate
- 70123100 - Sale of residential real estate
- 70130000 - Letting services of own property
- 70210000 - Residential property renting or leasing services
- 70332000 - Non-residential property services
- 70333000 - Housing services

### **II.2.3) Place of performance**

NUTS codes

- UKK - South West (England)

## **II.2.4) Description of the procurement**

Dorset Council is seeking to procure a Strategic Development Partner who will lead the development of a minimum of four new Extra Care housing schemes in Dorset over the next 10 years, in partnership with the Local Authority. It is anticipated that the development partner will fund, develop, own, and manage all four schemes. In return, the Council will provide the Development Partnership with a minimum of four development sites within the Council's current ownership. The Council will commission, fund, and provide access to a third party "Care and Support Provider", to facilitate the ongoing care provision within these Extra Care sites. The Council will also coordinate and provide Nominations and Allocations to the Extra Care housing schemes.

Securing the supply of extra care accommodation in-directly through a Development Partner will allow Dorset Council to offer a care and support service model more widely and deliver both financial benefits and non-financial benefits such as improved outcomes and wellbeing of tenants. Hopefully this Partnership will provide a successful framework for the delivery of Extra Care Schemes in Dorset beyond these initial sites and well into the future.

Dorset Council welcomes consortia bids.

### **II.2.14) Additional information**

1) This PIN is not a call for competition and is published with the intention of informing the market of an upcoming procurement process and a market engagement event (see below under Complementary Information).

2) Dorset Council reserves the right not to commence any procurement or award any contract in respect of this notice.

3) The information contained in this PIN and the documents made available are indicative only at this stage and subject to change.

4) Dorset Council shall not be liable for any losses incurred by any party as a result of reliance on the information contained/linked herein.

## **II.3) Estimated date of publication of contract notice**

30 September 2024

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## **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

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## **Section VI. Complementary information**

### **VI.3) Additional information**

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