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Contract

Care Facility Joint Venture (JV)

Coventry City Council

F03: Contract award notice

Notice identifier: 2022/S 000-029422

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

Published 19 October 2022, 11:08am

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

Telephone

+44 2476971956

Country

United Kingdom

Region code

UKG33 - Coventry

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

www.csw-jets.co.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 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.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £150,000,000

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

Quality criterion - Name: Commitment to Collaboration / Weighting: 7.00

Quality criterion - Name: Longevity / Weighting: 5.00

Quality criterion - Name: Delivery Milestones / Weighting: 3.00

Quality criterion - Name: Project Programme / Weighting: 3.00

Quality criterion - Name: Corporate and Team Commitment / Weighting: 4.00

Quality criterion - Name: Social Value / Weighting: 6.00

Quality criterion - Name: Delivery Model / Weighting: 9.00

Quality criterion - Name: Staff Recruitment / Weighting: 6.00

Quality criterion - Name: Workforce Resilience / Weighting: 4.00

Quality criterion - Name: Continuous Professional Development / Weighting: 5.00

Quality criterion - Name: Quality and Innovation / Weighting: 9.00

Quality criterion - Name: Demand Analysis / Weighting: 5.00

Quality criterion - Name: Value for Money (Financial Transparency) / Weighting: 7.00

Quality criterion - Name: Value for Money (Expected Returns) / Weighting: 6.00

Quality criterion - Name: Raising Finance / Weighting: 3.00

Quality criterion - Name: Contracting Structure and Risk Profile / Weighting: 5.00

Cost criterion - Name: Phase 2 Business Case Development / Weighting: 6.00

Cost criterion - Name: Phase 3 Development Fees / Weighting: 7.00

II.2.11) Information about options

Options: Yes

Description of options

Initial term with option to extend a further 4-years.

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 000-027638](#)

Section V. Award of contract

Contract No

COV-12432

Title

Care Facility Joint Venture (JV)

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

30 September 2022

V.2.2) Information about tenders

Number of tenders received: 3

Number of tenders received from SMEs: 0

Number of tenders received by electronic means: 3

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Project Integrated Care Collective Limited

London

Country

United Kingdom

NUTS code

- UKI32 - Westminster

Companies House

13748757

The contractor is an SME

No

V.2.3) Name and address of the contractor

Hervines Group Limited

Hampshire

Country

United Kingdom

NUTS code

- UKJ31 - Portsmouth

Companies House

09553245

The contractor is an SME

No

V.2.3) Name and address of the contractor

Montpelier Estates Limited

Buckinghamshire

Country

United Kingdom

NUTS code

- UKJ13 - Buckinghamshire CC

Companies House

03300053

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £150,000,000

Total value of the contract/lot: £150,000,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Coventry City Council

Coventry

Country

United Kingdom