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Planning

Extra care - Supported Living Accomodation

Northumberland County Council

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-029432

Procurement identifier (OCID): ocds-h6vhtk-049ad9

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Section I: Contracting authority

I.1) Name and addresses

Northumberland County Council

County Hall

Morpeth

NE61 2EF

Contact

Mr Graeme Hayes

Email

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Telephone

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Country

United Kingdom

Region code

UKC21 - Northumberland

Internet address(es)

Main address

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

Buyer's address

<http://www.northumberland.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

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Extra care - Supported Living Accommodation

Reference number

DN743107

II.1.2) Main CPV code

- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.1.3) Type of contract

Works

II.1.4) Short description

Northumberland is the most northerly shire county in England and covers a large area from the Tyne and Wear conurbation to the Scottish Border. The county covers an area of 400,000 hectares and has a population of 306,000 people living in approximately 130,000 households.

Northumberland County Council (the Council) is committed to the development of Extra Care and approved a revised version of the Extra Care and Supported Living Strategy in February 2024. <https://www.northumberland.gov.uk/Care/Support/Long-term-support.aspx>

There is very limited supply of independent supported living accommodation for older people in Northumberland and the current extra care schemes are in high demand. The Council would like to see more extra care being delivered which can provide homes and support for people with a range of needs, offering an alternative to residential care and sheltered accommodation.

The Council is seeking to appoint Registered Providers to design, construct and manage extra care schemes at various locations across the county. Extra care accommodation for older people over 55, will also include people with learning disabilities, mental health conditions, early onset, and mid-term dementia, and those with a physical and/or sensory disability. There will take a flexible approach where people under 55 will be able to live at the schemes.

Nine key locations have been identified for the development of extra care schemes in the

next 5 years. These are:

- Amble
- Hexham*
- Prudhoe
- Alnwick*
- Berwick
- Blyth*
- Cramlington*
- Morpeth
- Ponteland*

There are 5 sites owned by the Council (*). The Council has completed an initial analysis of demand and suitability at these locations considering:

- demand for the schemes
- the location of local amenities
- access to good and regular public transport links nearby
- access to open spaces, communal gardens, and outdoor activities
- initial feedback from planning officers regarding the suitability of sites for extra care.

The Council will also consider other larger towns in the county, sites put forward by Registered Providers as well as innovative solutions for those people living in more rural parts of the county.

Financial support for extra care schemes that meet the strategic objectives set out in the Adult Services Extra Care and Supported Living Strategy 2024 will also be available.

<https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Health-and-social-care/Grants-to-Support-the-Development-of-Extra-Care-and-Supported-Living-in-Northumberland.pdf>

In addition, Registered Providers may bid for capital from the Section 106 Affordable Housing S106 Developer Fund.

<https://www.northumberland.gov.uk/Housing/Affordable.aspx>

The Council would like to invite interested Registered Providers to market engagement meetings in the weeks commencing September 30th and October 7th via Microsoft Teams or in person at County Hall. One and a half hour slots are available at the following dates/times, on a first come first served basis:

- 09:00-13:00 October 1st 2024
- 13:00-16:00 October 3rd 2024
- 09:00-13:00 October 8th 2024
- 09:00-11:00 October 10th 2024
- 13:00-15:00 October 11th 2024

The meetings will review the delivery strategy for the proposed schemes, give an overview of the bid process and the current procurement timeframes. There will be the opportunity for Registered Providers to feedback on the Council's proposals, draft specification and design guide for extra care schemes. Registered Providers should register their interest via the Council e-tendering portal. Any questions arising from these sessions will be posted via the clarification function. Any information deemed commercially sensitive will not be shared via clarification.

Contact details

Contact: Graeme Hayes

Email: Graeme.hayes@northumberland.gov.uk

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKC21 - Northumberland

II.2.4) Description of the procurement

The Council is seeking to appoint a Registered Provider to design, construct and manage the development of an extra care scheme at the Old Library site in Cramlington. Extra care accommodation for older people over 55, will also include people with learning disabilities, mental health conditions, early onset, and mid-term dementia, and those with a physical and/or sensory disability. However, younger people who are considered compatible may also be nominated by exception where there is evidence that they would benefit from the supportive and accessible environment.

This is an opportunity to deliver an innovative design to create a vibrant place to live, with access to local amenities, public transport, and shops. It will offer a real choice for people as they grow older, and their care needs grow. For many their only option would be residential or nursing care homes. The scheme will be capable of supporting people who require low, medium, and high levels of care. It will also help prevent one of the biggest issues facing older people, social isolation.

The Registered Provider will be responsible for all landlord services including, but not limited to:

- letting of properties
- repairs and maintenance of both tenants' apartments and communal areas
- tenant involvement in decision making including co-production
- the use of the scheme as a community hub
- activities at the scheme.

II.3) Estimated date of publication of contract notice

16 January 2025

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: No