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Tender

## **Extra Care Strategic Development Partnership**

Dorset Council

F02: Contract notice

Notice identifier: 2024/S 000-031250

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

Published 30 September 2024, 5:46pm

### **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 1305221250

#### **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**

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://www.supplyingthesouthwest.org.uk/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.supplyingthesouthwest.org.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**

## 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**

Procurement of a Strategic Development Partner for the development and housing management operation of Extra Care Housing Schemes across Dorset.

### **II.1.5) Estimated total value**

Value excluding VAT: £173,000,000

### **II.1.6) Information about lots**

This contract is divided into lots: No

## **II.2) Description**

### **II.2.2) Additional CPV code(s)**

- 45000000 - Construction work
- 50700000 - Repair and maintenance services of building installations
- 70000000 - Real estate services

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

NUTS codes

- UKK - South West (England)

Main site or place of performance

Dorset

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

The Contracting Authority intends to conduct a Competitive Dialogue procurement in accordance with Reg. 30 of the Public Contract Regulations 2015 (as amended) for the procurement of a strategic partner in connection with the Contracting Authority's plans for the development and management of a minimum of 4 Extra Care Housing Schemes across Dorset. The contract will be structured as a Strategic Partnership Agreement with a term of 10 years, with the option to extend to a maximum period of 15 years, with individual projects being formalised by Development Agreements. Ongoing management of each Scheme will be subject to Housing Management Agreements. The Contracting Authority estimates that the value of the partnership over the course of the term could be £85,000,000 to £173,000,000.

It is anticipated that the strategic partner will fund, develop, own, and manage all of the Extra Care Schemes and that the Contracting Authority shall be entitled to nomination rights. The Contracting Authority has identified two sites in Bridport and Wareham (owned by the Contracting Authority) as the intended initial schemes. Thereafter the Council intends to work with the strategic partner to identify at least two potential further sites in the south and east of the county for future schemes. The Contracting Authority intends to commission, fund, and provide access to a third party "Care and Support Provider", to facilitate the ongoing care provision within these Extra Care schemes. The strategic partner will be expected to work with the Contracting Authority and third party Care and Support Provider to ensure appropriate Care and Support can be provided at the Schemes.

Securing the supply of Extra Care accommodation indirectly through a strategic partner will allow the Contracting Authority 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.

Further detail is included in the [Descriptive Document/Project Brief] and other procurement documents published for information with this Contract Notice and obtainable from the address set out in at Section 1.3.

#### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **II.2.6) Estimated value**

Value excluding VAT: £173,000,000

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

120

This contract is subject to renewal

Yes

Description of renewals

Option to extend to 180 months

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

Envisaged minimum number: 3

Maximum number: 4

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

Variants will be accepted: No

### **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

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

The Contracting Authority reserves the right not to award any contract in respect of this Notice.

The Contracting Authority shall not be liable for any losses incurred by any party as a result of reliance on the information contained/linked herein.

There was a prior information notice for market engagement reference: 2024/S  
000-029116

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.2) Economic and financial standing**

Selection criteria as stated in the procurement documents

#### **III.1.3) Technical and professional ability**

Selection criteria as stated in the procurement documents

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## **Section IV. Procedure**

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

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

Competitive dialogue

#### **IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue**

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

#### **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: [2024/S 000-029116](#)

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

Date

8 November 2024

Local time

12:00pm

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

13 December 2024

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

English

**IV.2.6) Minimum time frame during which the tenderer must maintain the tender**

Duration in months: 6 (from the date stated for receipt of tender)

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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**

Dorset Council

County Hall, Colliton Park

Dorchester

DT1 1XJ

Country

United Kingdom