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Tender

Extra Care Strategic Development Partnership

Dorset Council

F02: Contract notice

Notice identifier: 2024/S 000-031250

Procurement identifier (OCID): ocids-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

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

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

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

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)

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