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Planning

Design, Development and Operation of Extra Care Housing - Oak Park, Havant

HAMPSHIRE COUNTY COUNCIL

F01: Prior information notice

Prior information only

Notice identifier: 2023/S 000-031931

Procurement identifier (OCID): ocids-h6vhtk-041002

Published 30 October 2023, 10:27am

Section I: Contracting authority

I.1) Name and addresses

HAMPSHIRE COUNTY COUNCIL

The Castle

WINCHESTER

SO238ZB

Contact

Andrew Lubman

Email

Andrew.Lubman@hants.gov.uk

Telephone

+44 7834123265

Country

United Kingdom

Region code

UKJ36 - Central Hampshire

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

www.hants.gov.uk

I.3) Communication

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

<https://in-tendhost.co.uk/hampshire>

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

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Design, Development and Operation of Extra Care Housing - Oak Park, Havant

II.1.2) Main CPV code

- 45215100 - Construction work for buildings relating to health

II.1.3) Type of contract

Works

II.1.4) Short description

Hampshire County Council (HCC) seeks to understand through this Notice, the market's interest in, and the options available for, the procurement of a Registered (Housing) Provider to design, develop and operate an Older Persons' Extra Care Housing scheme on part of the former Oak Park site in Havant.

HCC have previously tendered the opportunity for the delivery of a Health and Wellbeing Campus on the Oak Park site, which included a Nursing Home, Extra Care Housing, and Supported Housing development. The project has now been simplified, and it is proposed the site is redeveloped for two standalone developments of a Nursing Home (delivered by HCC), and an Older Persons' Extra Care Housing scheme (delivered by a Registered (Housing) Provider). This Notice relates to the Older Persons' Extra Care Housing scheme only.

HCC would like to invite interested Registered (Housing) Providers to a market engagement meeting on Monday 20 November 2023 at 11:00 via Microsoft Teams. The meeting will review the current scope and delivery strategy for the proposed scheme. The Council will also provide a general overview of the bid process and current procurement timeframes.

In the week commencing 20 November 2023 Registered (Housing) Providers are also able to book in a 1:1 meeting via Microsoft Teams or in-person with HCC officers to further discuss the proposals.

Registered (housing) Providers should register their interest via the Council e-tendering portal, Intend, using the correspondence function to advise of the names, positions and e-mail addresses of the delegates to be invited to Microsoft Teams meetings. Any questions arising from the day will be posted via the clarification function on Intend.

For details of the opportunity proposed, Registered (Housing) Providers are invited to review the following supporting information via Intend:

- Project Brief
- Technical Information
- Design Standards
- Feedback Questionnaire

II.1.5) Estimated total value

Value excluding VAT: £15,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45215100 - Construction work for buildings relating to health
- 75122000 - Administrative healthcare services
- 85140000 - Miscellaneous health services
- 85323000 - Community health services

II.2.3) Place of performance

NUTS codes

- UKJ3 - Hampshire and Isle of Wight

Main site or place of performance

Havant, Hampshire

II.2.4) Description of the procurement

The Havant Extra Care site comprises part of the site formerly known as Oak Park in Havant. The site has previously been considered for a wholly externally delivered Health & Wellbeing campus, comprising a Nursing Home, Extra Care Housing, and Supported Housing. It is now proposed that the Oak Park site is developed for two separate but related projects, with HCC delivering a new HCC owned and managed 100-bedded dementia Nursing Home in the northern portion of the site, and a Registered (Housing) Provider designing, developing and operating an Older Persons' Extra Care Housing scheme in the south eastern portion of the site.

The planning and delivery strategy for the overall site will be considered on a comprehensive basis but the projects will be the subject of separate but related planning applications and delivery models. Development of the two sites will remain separate so that neither scheme is reliant on the other. The Extra Care Housing development is expected to cost in the region of £15 million.

As set out in the Project Brief, this current opportunity is to design, develop and operate an Extra Care Housing scheme on the following terms:

- Lease the site for 250 years at a peppercorn rent
- Design, build and operate an Older Persons' Extra Care Housing Scheme of c.50 affordable housing apartments
- The units to be either Affordable Rent or Social Rent tenure (as defined by the NPPF), ensuring that the total rent, including Service Charges, are affordable to the potential residents. HCC have a preference for Social Rent tenure due to affordability, however Registered (Housing) Providers would be able to bid on both tenure bases.
- A mix of 1 and 2 bed apartments with the aim of achieving an approximate 75% 1-bed 2-person and 25% 2-bed 3-person mix
- A minimum of 15% of apartments to be M4(3) 2-bed 3-person located on the ground floor, with the remaining units to be M4(2) 'Plus' (as defined by the HCC Design Standards)
- Design the scheme having regard to the Technical Information document provided as part of the tender pack
- Design the scheme in full accordance with the Design Standards document provided as part of the tender pack
- Provide sufficient communal space to accommodate the facilities you would normally expect from Extra Care, such as communal areas and restaurant services
- Deliver the Extra Care apartments on the site in a way that offers the most financially

advantageous development for both the bidder and HCC, whilst taking full account of the legal documentation, planning constraints, and Design Standards requirements

Whilst it is envisaged that most of the cost of developing the scheme would be financed by the selected Registered (Housing) Provider, due to HCC's requirement for the scheme to be delivered as Affordable Housing, it is possible that gap funding would be required to be provided by HCC in order to make the scheme viable. Homes England have grant funding available to support the delivery of Extra Care schemes which would also be drawn on by the Registered (Housing) Provider.

II.2.14) Additional information

HCC seeks to engage with the market on the viability and practicality of HCC's aspirations and requirements and to further inform HCC's understanding by responding to a questionnaire.

HCC would like to invite interested Registered (Housing) Providers to a market engagement meeting on Monday 20 November 2023 at 11:00 via Microsoft Teams. The meeting will review the current scope and delivery strategy for the proposed scheme. The Council will also provide a general overview of the bid process and current procurement timeframes.

In the week commencing 20 November 2023 Registered (Housing) Providers are also able to book in a 1:1 meeting via Microsoft Teams or in-person with HCC officers to further discuss the proposals. 1.5 hour slots are available at the following dates/times, bookable on a first come first served basis:

- 09:00-13:00 Wednesday 22 November 2023
- 09:00-13:00 Thursday 23 November 2023
- 09:00-12:30 Friday 24 November 2023

Registered (Housing) Providers should register their interest via the Council e-tendering portal, Intend, using the correspondence function to advise of the names, positions and e-mail addresses of the delegates to be invited to Microsoft Teams meetings. Any questions arising from the day will be posted via the clarification function on Intend.

Any general clarifications arising from the supplier meetings or questions raised subsequently to the information day will be posted via Intend clarifications. Any information deemed commercially sensitive will not be shared via clarification.

The questionnaire must be returned by 12:00 Tuesday 5th December 2023 and responses should be sent via the Intend correspondence function.

If you cannot return the questionnaire by the return deadline or do not wish to complete the questionnaire then this will not count against you when the tender opportunity is published by the Council.

II.3) Estimated date of publication of contract notice

8 January 2024

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

Section VI. Complementary information

VI.3) Additional information

The value indicated in section II.2.4. Short description above represents the overall value of the completed facility, not the value that HCC will be contributing or any funding gap.