

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/032880-2024>

Planning

## **Delivery of affordable Extra Care Housing scheme in Bitterne, Southampton**

Southampton City Council

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-032880

Procurement identifier (OCID): ocds-h6vhtk-04ab88

Published 11 October 2024, 4:31pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Southampton City Council

Civic Centre, Civic Centre Road

SOUTHAMPTON

SO147LY

#### **Contact**

Zeenat Tabassum

#### **Email**

[zeenat.tabassum@southampton.gov.uk](mailto:zeenat.tabassum@southampton.gov.uk)

#### **Telephone**

+44 2380832416

**Country**

United Kingdom

**Region code**

UKJ32 - Southampton

**Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

[www.southampton.gov.uk](http://www.southampton.gov.uk)

Buyer's address

<https://supplierlive.proactisp2p.com/Account/Login>

**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**

General public services

---

## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Delivery of affordable Extra Care Housing scheme in Bitterne, Southampton

Reference number

REQ/1000301

#### **II.1.2) Main CPV code**

- 45000000 - Construction work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

Southampton City Council is seeking interest from suppliers who are interested in developing, constructing, owning and managing (in terms of landlord function) an affordable extra care housing scheme on council owned land, which is to be disposed of for this purpose.

The care and support element for residents is planned to be procured separately, and we anticipate this is an arrangement potential providers will be familiar with. The intention of this PIN is to gauge market feasibility and engage with suppliers to review and update project scope and requirements for tender stage.

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

This contract is divided into lots: No

### **II.2) Description**

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

- 70333000 - Housing services
- 85311100 - Welfare services for the elderly

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

NUTS codes

- UKJ - South East (England)

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

Project Location

The proposed site is the site of a de-commissioned residential care home. The site is in Bitterne, on the eastern side of Southampton city, and comprises of 0.6 hectares. The former care home building will require demolishing as part of the redevelopment.

Project Scope

The extra care scheme being sought is

- one for older persons (age requirement likely to be set at 60+)
- one which would allow residents to remain in their flats as they grow older and their physical and/or mental health potentially deteriorates
- one designed such that people with dementia could remain there (so with a dementia friendly layout and design) as opposed to a specialist dementia care scheme or a scheme containing a dedicated dementia cluster, wing or floor.

(A 2022 "Housing with Care Market Position Statement" sets out SCC's future housing with care needs and will be available as part of the Invitation to Tender).

Work undertaken to date

Council architects have undertaken initial feasibility work, based upon a brief which has been compiled, and obtained some pre-application planning advice in respect of scale and massing, which suggests that the site has the potential to accommodate an extra care scheme of circa 40 units, although final numbers remain subject to Planning and a full consent being obtained.

Suppliers meeting

The Council intend to hold a supplier's meeting on Tuesday 05th November 2024, time 10:30-12:30am via Teams prior to publishing the tender opportunity, which is expected to be issued in early December tentatively. Please register your organisation's interest via the online Proactis portal (see contact information for more details) to receive an e-meeting invite for the Premarket engagement.

The Council will share details of location of project site, procurement process, the Council's requirements (which may be updated post supplier engagement), and the feasibility work undertaken to date with attendees at the meeting. The Council is interested to hear potential supplier's views regarding its scheme requirements, provider's thoughts on delivering for social and Affordable Rent and on freehold / leasehold disposals.

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

please register your interest here:

<https://supplierlive.proactisp2p.com/Account/Login>

Due date for registering your interest is 23 October 2024. We will send a teams invite for Supplier meeting to all suppliers who register their interest.

For further queries or if you need support with Proactis portal login please contact us via [Procurement@southampton.gov.uk](mailto:Procurement@southampton.gov.uk)

#### **II.3) Estimated date of publication of contract notice**

10 March 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