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Tender

## **Extra Care Plus Scheme - Housing Provider Service**

Dudley MBC

F02: Contract notice

Notice identifier: 2022/S 000-035265

Procurement identifier (OCID): ocds-h6vhtk-038d1c

Published 13 December 2022, 3:58pm

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

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

Dudley MBC

Council House, Ednam Road, Dudley, DY1 1HL

Dudley

#### **Email**

[joanna.madejczyk@dudley.gov.uk](mailto:joanna.madejczyk@dudley.gov.uk)

#### **Country**

United Kingdom

#### **NUTS code**

UK - United Kingdom

#### **Internet address(es)**

Main address

<https://in-tendhost.co.uk/blackcountryportal/aspx/Home>

### **I.3) Communication**

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

<https://in-tendhost.co.uk/blackcountryportal.aspx/Home>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted to the above-mentioned address

### **I.4) Type of the contracting authority**

Ministry or any other national or federal 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 Plus Scheme - Housing Provider Service

Reference number

ASC192

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

- 85000000 - Health and social work services

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

Services

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

This is a unique opportunity to work with Dudley MBC in partnership with a housing provider to delivery housing needs for Dudley residents in an innovative model that

maintains independence as long as possible and as far as possible with the aim to provide a home for life. The Council seeking to work with a dynamic housing provider to deliver the Extra Care Plus scheme in accordance to the housing related terms and conditions of the contract (not the care and support). The contract will be for 40 years (20+10+10 years) and valued at c21M based on an estimated Eligible Service Charge (excluding rent). E5 Living (UK) Limited will develop a new Extra Care Plus building facility in accordance with the agreed property specification following detailed planning consent. This will comprise of 100 self-contained lettable apartments alongside communal areas in a single building, with external landscaping and grounds. The Council will reserve 10 apartments to accommodate short-term placement

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

Value excluding VAT: £21,000,000

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

This contract is divided into lots: No

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

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

- 85000000 - Health and social work services

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

NUTS codes

- UK - United Kingdom

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

This is a unique opportunity to work with Dudley MBC in partnership with a housing provider to delivery housing needs for Dudley residents in an innovative model that maintains independence as long as possible and as far as possible with the aim to provide a home for life. The Council seeking to work with a dynamic housing provider to deliver the Extra Care Plus scheme in accordance to the housing related terms and conditions of the contract (not the care and support). The contract will be for 40 years (20+10+10 years) and valued at c21M based on an estimated Eligible Service Charge (excluding rent). E5 Living (UK) Limited will develop a new Extra Care Plus building facility in accordance with the agreed property specification following detailed planning consent. This will comprise of 100 self-contained lettable apartments alongside communal areas in a single building, with external landscaping and grounds. The Council will reserve 10 apartments to accommodate short-term placement offer which the housing provider will service from an accommodation perspective. The Extra Care Plus housing development

will allow people over 65 years of age to live independently with the added benefit of care and support over twenty four hours a day and seven days a week with an onsite care and support provider that will be tendered following the successful appointment of a Housing Provider. This new development would provide rented accommodation for people who require a higher level of social care support to maintain their independence as long as possible and as far as possible, including people with dementia. E5 Living (UK) Limited, who own the land for the site would cover the cost of the build with Dudley Council taking on a long-term lease agreement for the building which is the under lease between the Council and the housing provider.

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

Cost criterion - Name: 0 / Weighting: 0

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

Duration in months

240

This contract is subject to renewal

Yes

Description of renewals

full term is 20 years plus 10 years plus 10years extensions option

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

Variants will be accepted: Yes

#### **II.2.11) Information about options**

Options: Yes

Description of options

+10 years +10years

#### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

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## **Section IV. Procedure**

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

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

Restricted procedure

#### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: No

### **IV.2) Administrative information**

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

Date

31 January 2023

Local time

12:00pm

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

English

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: Yes

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

High Court

London

Country

United Kingdom