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Planning

Extra Care Housing North East Lincolnshire

NHS HUMBER & NORTH YORKSHIRE ICB

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-035931

Procurement identifier (OCID): ocds-h6vhtk-04b456

Published 6 November 2024, 2:19pm

Section I: Contracting authority

I.1) Name and addresses

NHS HUMBER & NORTH YORKSHIRE ICB

Health House

WILLERBY

HU106DT

Email

hnyicb.procurement@nhs.net

Country

United Kingdom

Region code

UKE12 - East Riding of Yorkshire

NHS Organisation Data Service

QQQ

Internet address(es)

Main address

<https://humberandnorthyorkshire.icb.nhs.uk/>

I.3) Communication

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

<https://atamis-1928.my.site.com/s/Welcome>

Additional information can be obtained from the above-mentioned address

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Health

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Extra Care Housing North East Lincolnshire

II.1.2) Main CPV code

- 85300000 - Social work and related services
 - IA01 - Design and construction

II.1.3) Type of contract

Services

II.1.4) Short description

NHS Humber and North Yorkshire ICB are seeking early engagement with the Extra Care Housing market for organisations with an interest in developing Extra Care Housing within North East Lincolnshire.

Extra care housing, also known as assisted living or retirement living, is a type of housing that offers on-site support to help people live independently in their own homes. It's an alternative to residential care, offering intensive care in the home. Extra Care Housing schemes provide housing with care and support on-site for older people as their needs increase. This on-site support helps them maintain their own home for longer, whilst enjoying a good quality of life. It combines support and independence with safety and security, often meaning people do not have to move as their circumstances change. The support is flexible to respond to individual needs; it can include help with things like cooking meals, personal care (for example washing, getting up or into bed), taking medicine or just getting around.

North East Lincolnshire are seeking to expand their current Extra Care Housing offer (currently 2 existing schemes) with a further 2 sites of an additional 160 - 175 units (locations identified for development).

The purpose of the market engagement is to raise market awareness of the future procurement, to give an overview of our vision for Extra Care Housing in NEL and to seek further information from the market, specifically:

- Models of ECH - rental (social, or other) /ownership, separated/shared services, documentational set up (i.e. nominations), aged or mixed schemes (and benefits/challenges of these).
- What is the market's expectation for voids coverage/risk, and timeframes.
- How do schemes elsewhere manage the 24/7 care emergency element and the building security, and how is this set up financially
- Market appetite and flexibility: step up and step down, provision of the care element in other in area existent schemes, etc.

The commissioner intends to contract with a single lead provider for the entirety of the Extra Care Housing development, with further decision making required regarding the desired model relating to housing provider and on-going support. Whilst the successful provider may sub-contract various elements of the service specification to other provider organisations, the commissioners will hold the lead provider to account for all contracted activity. It is anticipated that a formal procurement will begin in Early 2025 with the development start date towards the end of 2025.

Organisations are invited to contact H&NYICB via amy.tristman@nhs.net to schedule a one-to-one meeting, either face to face or via Microsoft Teams, between 14 November and 22 December 2024.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKE13 - North and North East Lincolnshire

Main site or place of performance

North East Lincolnshire

II.2.4) Description of the procurement

The commissioner intends to contract with a single lead provider for the entirety of the Extra Care Housing development, with further decision making required regarding the desired model relating to housing provider and on-going support. Whilst the successful provider may sub-contract various elements of the service specification to other provider organisations, the commissioners will hold the lead provider to account for all contracted activity. It is anticipated that a formal procurement will begin in Early 2025 with the development start date towards the end of 2025.

II.3) Estimated date of publication of contract notice

31 May 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: Yes

Section VI. Complementary information

VI.3) Additional information

An agenda for the meeting will be provided upon scheduling.

The sessions are open to all organisations with an interest in delivering all elements, or elements of, the Extra Care Housing service in NEL. The views and feedback from these organisations is encouraged to shape the delivery model of the new service.

The sessions will be an opportunity to receive a range of views on the proposed service model and development specification, but specific feedback will be sought on the following:

- Models of ECH - rental (social, or other) /ownership, separated/shared services, documentational set up (i.e. nominations), aged or mixed and benefits of each.
- What is the market's expectation for voids coverage/risk, and timeframes.
- How do schemes elsewhere manage the 24/7 care emergency element and the building security, and how is this set up financially
- Market appetite and flexibility: step up and step down, care provision in existent schemes

The services to which this notice relates fall within the Public Contracts Regulations 2015 (as amended) ("the Regulations"). Neither the publication of this notice nor the employment of any particular terminology nor any other indication shall be taken to mean that the contracting authority intend to hold themselves bound by any of the Regulations.

The bookable sessions will be held at a time convenient to both parties, between 14 November and 22 December 2024. To schedule a meeting, please contact amy.tristman@nhs.net direct.