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Contract

SCC IC Extra Care Housing Phase 2 Delivery

Surrey County Council

F03: Contract award notice

Notice identifier: 2025/S 000-050759

Procurement identifier (OCID): ocids-h6vhtk-047927

Published 22 August 2025, 10:29am

Section I: Contracting authority

I.1) Name and addresses

Surrey County Council

Woodhatch Place, 11 Cockshot Hill

Reigate

RH2 8EF

Contact

Ian Clark

Email

iclark1984@gmail.com

Country

United Kingdom

Region code

UKJ2 - Surrey, East and West Sussex

Internet address(es)

Main address

<http://www.surreycc.gov.uk>

Buyer's address

<https://supplierlive.proactisp2p.com>

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

SCC IC Extra Care Housing Phase 2 Delivery

Reference number

DN2836

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Surrey County Council is seeking to procure a supplier to undertake the design, build,

finance and operate (DBFO) of an extra care housing provision at 3 sites: Colebrook, Orchard Court and Birchlands. The 3 sites are anticipated to deliver in the region of 219 affordable housing units.

The Procurement is being undertaken in accordance with the Competitive Procedure with Negotiation pursuant to regulation 29 of the Regulations. Although the Council is utilising the Competitive Procedure with Negotiation, it intends to undertake a streamlined process,

limiting discussions with Bidders to matters that are strictly necessary and which would benefit from discussion between the parties.

The Council intends to invite a maximum of four Candidates from the SQ Stage to submit an

Initial Tender and participate in the negotiation phase of the Procurement.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £1

II.2) Description

II.2.2) Additional CPV code(s)

- 45211200 - Sheltered housing construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45215100 - Construction work for buildings relating to health
- 45215212 - Retirement home construction work
- 45215213 - Nursing home construction work

- 45215214 - Residential homes construction work
- 85323000 - Community health services

II.2.3) Place of performance

NUTS codes

- UKJ2 - Surrey, East and West Sussex

Main site or place of performance

The County of Surrey

II.2.4) Description of the procurement

Surrey County Council is seeking to procure a supplier to undertake the design, build, finance and operate (DBFO) of an extra care housing provision at 3 sites: Colebrook, Orchard Court and Birchlands. The 3 sites are anticipated to deliver in the region of 219 affordable housing units.

The object of this tender opportunity is the design, build, finance and operation of extra care

housing schemes. Upon the completion of the construction of the extra care housing, the successful bidder will be required to provide the landlord and housing management element of the service.

The Council is proposing to offer an agreement for lease and subsequently a minimum 125-year ground lease to the supplier in respect of each site, which are all currently vacant.

For the purposes of enabling the Council to make efficient use of existing commissioning models in respect of the provision of care services to vulnerable older persons and to align

the care provided to the occupants of the extra care housing with that provided more

widely,

the Council shall be procuring the care service separately to this tender.

In accordance with the Council's strategic requirements pertaining to the extra care housing

provision, the Council requires that the tenure at the schemes shall be a 100% affordable model. To meet the Council's definition of affordability, rents and service charges must be set at levels agreed with the strategic housing authority.

To meet the Council's strategic priorities, the Council shall require 100% nomination rights

to the extra care housing provision, with tenancies being offered only to those persons that

shall meet the Council's eligibility criteria.

The Procurement is being undertaken in accordance with the Competitive Procedure with Negotiation pursuant to regulation 29 of the Regulations. Although the Council is utilising the Competitive Procedure with Negotiation our ambition is to undertake a procurement which is not overly burdensome and facilitates enough interaction with bidders to arrive at the right decision. This is why we have opted to utilise the competitive procedure with negotiation — a process which enables us to interact with shortlisted bidders and provides bidders with a reciprocal opportunity to explore potential solutions with us and obtain detailed feedback on their proposals.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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 Council has a further requirement to deliver 150 to 200 units, which may be added to this award at a later date should the Council wish to do so, which will be subject to a formal

Council decision. This further requirement would be subject to the same financial evaluation

model as set out in the procurement documents and subject to the same terms and conditions.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive procedure with negotiation

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 000-022498](#)

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

31 March 2025

V.2.2) Information about tenders

Number of tenders received: 3

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 3

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Places for People Living Plus Ltd.

305 Gray's Inn Road

London

WC1X 8QR

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

No

V.2.3) Name and address of the contractor

BMOR Consulting Ltd

11 Bingham Place

London

W1U 5AY

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £1

Section VI. Complementary information

VI.3) Additional information

This contract is awarded on a design, build, finance and operate basis and does involve any payment from the Council to the awarded supplier.

Any appeals should be promptly brought to the attention of the Executive Director of Adult Social Care of the Council at the address specified in Section I) above, and will be dealt with in accordance with the requirements of the Public Contracts Regulations 2015. Any appeals must be brought within the time-scales specified by the applicable law, including, without limitation, the Public Contracts Regulations 2015.

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

The Strand

London

Country

United Kingdom