

- District Councils
- Health Authority
- Police
- Other Bodies/Individuals Janet Purcell, Executive & Member Support Manager

FINAL DECISION YES/NO

SUGGESTED NEXT STEPS:

Details to be specified

- Further consideration by this Committee
- To Council
- To Cabinet
- To an O & S Committee
- To an Area Committee
- Further Consultation

**Leader Decision Making Session
– 2 November 2010**

**Care and Choice Accommodation Programme – Contract
for Service Provision at Chapel Street, Bedworth**

**Report of the Strategic Director, Adult Social Care and
Health**

Recommendations

That the Leader:

1. Approves the selection of a partner, through a competitive exercise, to complete Supported Living Accommodation suitable for Adults with Learning Disabilities, and to design, build and operate Extra Care Housing suitable for Older People at Chapel Street, Bedworth.
2. Authorises the Strategic Director, Adults Social Care and Health to enter into all relevant contracts for the provision of services on terms and conditions acceptable to the Strategic Director of Resources and the Strategic Director of Customers, Workforce and Governance.

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1. Introduction

- 1.1 In early 2010, the Care and Choice Accommodation Programme (CACAP) were alerted by a consortium of 3 partners to an uncompleted building development of 10 apartments and vacant adjacent land at Ezra Gardens, Chapel Street, Bedworth, CV12 8PT, which is 5 minutes walk to the Town Centre and a wide range of amenities and facilities, including transport links. The development afforded an opportunity for an Extra Care housing scheme.
- 1.2 The opportunity was not progressed at that time due to the high price set by the vendor who had purchased and developed the land when the market was at a high. Since the initial interest, both the Interim Director of Adult Services and the Cabinet Portfolio Holder have both been made aware of the development opportunity and have subsequently visited the site.
- 1.3 The site of approximately 1.2 acres is currently owned by a local property developer, Ludgate Homes.

2. Development opportunity

- 2.1 In mid October 2010, the property developer Ludgate Homes went into administration and CACAP were made aware that the sale of the land would be managed by the administrator's agent, Shortland Horne.
- 2.2 Initial discussions with potential providers on the site have suggested that a care revenue stream, or care contract, for the 10 Supported Living Accommodation units suitable for Adults with Learning Disabilities would be required to make this development viable, with the possibility of a further Capital Funding contribution required to develop Extra Care Housing suitable for Older People on the adjacent land.
- 2.3 It is proposed that the Warwickshire County Council (WCC) enters into partnership with a provider who will purchase the 10 units and adjacent land. The 10 units will be developed for Adults with moderate to substantial learning disabilities who otherwise would be in residential care or receiving a package of care in the community, costing £600 per week per individual or more. The adjacent land will be used to develop an Extra Care Housing scheme of approximately 40+ (primarily 2-bedroom apartments) for Older People.
- 2.4 The scheme is being driven strongly by the Interim Director for Adult Services and is supported by both the Strategic Directors for Resources and Customers Workforce and Governance as this opportunity serves to assist WCC in realising savings of up to £200,000 per annum in respect of the proposed learning disability units (by moving individuals out of residential care and into the new facilities) and up to £40,000 per annum in respect of the proposed extra care housing scheme. It is likely that these proposed savings will be lost if a bid is not submitted by the successful tenderer for service provision on this site. (A Business Case is available as exempt paper Appendix A).
- 2.5 Shortland Horne, originally set a deadline for receipt of 'best and final' offers for the purchase of the site for 15 November 2010, thus giving interested parties 3 weeks to submit a bid to purchase the land. WCC officers proposed that a mini competitive exercise be carried out to identify a strategic partner.
- 2.6 On 21 October 2010, Shortland Horne revised the deadline for submissions, bringing it forward to 2 November 2010, thus reducing the timescales for the competitive exercise. WCC officers have since revised the competitive exercise to be carried out by 2 November 2010 in line with the revised deadline.

3. Tender Process

- 3.1 Following the revised deadline set by Shortland Horne, officers prepared a revised procurement process to ensure the opportunity would be subject to advertising, competition and fair process.

- 3.2 An advertisement announcing this opportunity and outlining the timescales of the procurement exercise was placed on 25th October. The advertisement was published on the Council's website and emailed to 153 providers. An invitation to tender, detailing the applicable evaluation criteria, will be made available to interested bidders at noon on 26th October. Bidders will have until 9am on 28th October to submit a tender. Shortlisted bidders will be notified at 5pm on 28th October. Negotiation meetings will follow with shortlisted bidders on 29th October. A preferred bidder will be provisionally selected to attend a further meeting on 1st November to finalise matters before submission of an offer to the agent of the administrator on 2nd November. If the offer is selected by the agent, further negotiations will be required with the preferred bidder to finalise the deal.
- 3.3 The evaluation of tenders is to be based on both Quality and Price. The three evaluation criteria to be used as a basis for evaluation are finance (60%), technical (35%) and legal (5%).

4. Conclusion

- 4.1 Working within tight timescales set externally and outside of officers' control, it is recommended that the competition exercise proposed by officers to ensure that a fair open and transparent process is approved by the Leader, so that the Council can benefit from the cost savings and improvements to resident's quality of life posed by the this opportunity.

Wendy Fabbro
Strategic Director, Adult Social
Care and Health

Shire Hall
Warwick
November 2010