

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Social Work and Health

Social Work and Health Improvement Committee: 21 May 2008

Subject : Joint Commissioning for the Reprovisioning of Long Term Care Services for Older People

1. Purpose

- 1.1** The purpose of this report is to provide Members with an update on the progress of the tendering process to identify a developer for the provision of a Care Home and Sheltered Housing upon a site in the Vale of Leven Hospital.

2. Background

- 2.1** Following a report to the Health Improvement and Social Justice Partnership Committee in August 2006 it was agreed that the development should go out to tender based on an outline specification provided.
- 2.2** In April 2007 an advert inviting Expressions of Interest was placed in *The Herald* newspaper with a closing date of 30 May 2007. Potential bidders were asked to express interest in the design, construction and operation of the facilities, and/or in providing the care and support within these premises.
- 2.3** A project board and project team was formed comprising of officers from Social Work, the NHS Community Health Partnership and Communities Scotland. Legal advice was provided by the Council's Legal and Administrative services
- 2.4** From 23 enquiries, five pre-qualification questionnaires were returned. Two organisations had expressed an interest in the provision of care only, no organisations proposed the build only option and three consortia expressed an interest in the design, construct and provide option.
- 2.5** Following the evaluation of the expressions of interest it was decided that because the two bids to provide care only had no complimentary design and build only expressions of interest then it was not possible for these two bids to progress. It was then decided to invite the remaining three consortia for the design and build and operate option to submit tender bids.
- 2.6** Further work was done on the output specification describing the high level requirements, the vision and outcome objectives of the development but making it clear that we wished to select a developer who could realise these requirements. This specification was issued, to the three consortia in February 2008 along with a letter and some questions for the developers to address. These questions were intended to be put and answered at a presentation to which all three consortia would be invited.

- 2.7 Following this letter, two of the potential developers intimated their intention to withdraw from the process. In an attempt to maintain a competitive process, a further invitation to submit tender information in the form of method statements was issued with a return date of 25 March 2008. By that date, no formal submissions were made.

3. Main Issues

- 3.1 Having taken up a considerable amount of time and resources this procurement process has not identified a developer to take this project forward.
- 3.2 In order to attract such a developer, the Department and its partners will need to be clearer about our expectations and requirements. These should include:
- That we want the developer to take the lead in the design and build of this home and sheltered housing;
 - That the development and building of the sheltered housing will be supported and monitored by Communities Scotland; and
 - The extent to which the Council and the NHS will contract for the provision of nursing care, continuing care and sheltered housing support when the development is operational.
- 3.3 Timescale is a critical factor as the need to reprovide the care home provision in West Dunbartonshire becomes more acute as time passes.
- 3.4 In order to meet the requirements for openness and transparency it has become necessary to subject this development proposal to a further stage of procurement. Given the scale of the proposed development and the importance of the timescale it would be most advantageous to subject this proposal to an open tender process. The process would utilise a specification that clarifies that we wish the developer to provide the input specification for the design and build of the premises. It would also clarify that the primary interest of the Council and its partners is the purchase of beds and the care and support outcomes for the people who will live there.

4. Personnel Issues

- 4.1 There are no direct personnel issues associated with this tender process.

5. Financial Implication

- 5.1 At present there are no financial implications.
- 5.2 In the long term, assuming the provision is built, there will be revenue implications.
- 5.3 The Council will contract for the care home beds at the agreed COSLA rate.

- 5.4 Further information on the costs of the new provision and any financial implications will be reported to future meetings.

6. Risk Analysis

- 6.1 If this development does not go ahead then future care home capacity would be threatened as the some of the existing provision may not meet 'fit for purpose' or National Care Standards.

7. Conclusion

- 7.1 As noted above this tendering process has broken-down. In order to re-start the process it will be necessary to seek further interested developers/providers through an implementation of an open tender process.

8. Recommendation

- 8.1 The Committee is asked to note the above and approve that the Executive Director of Social Work and Health now takes steps to undertake an open tender process in order to obtain a suitable solution to the above planned development.
- 8.2 The Committee instructs the Executive Director of Social Work and Health to report back to a future meetings of this Committee with further updates and to the Tendering Committee as appropriate.

William W Clark
Executive Director of Social Work and Health

Person to contact: Max Agnew, Acting Section Head, Quality Assurance and Training, Social Work and Health Improvement Department, 7 Bruce Street Clydebank G81 1TT.
0141 951 6139. max.agnew@west-dunbarton.gov.uk

Appendices: None

Background Papers: Report to Health Improvement and Social Justice Partnership

Committee in August 2006 "*Outline Specification for Care Home Tender*"

Previous reports to Health Improvement and Social Justice Partnership Committee:

Long Term Services for Older People - 8 October 2002

Long Term Services for Older People - 12 November 2003

Capacity Planning - 18 February 2004

Capacity Planning - 18 May 2005

Capacity Planning - 15 February 2006
Long Term Care Provision - 17 May 2006

Wards Affected:

Ward 18, Alexandria – directly re location
All – directly re service capacity