

VALE OF LEVEN CARE HOME and SHELTERED HOUSING

OUTLINE SPECIFICATION

Project Overview

This development, facilitated by the West Dunbartonshire Health Improvement and Social Justice Partnership, comprises the construction of appropriately designed Care Home and Sheltered Housing accommodation and the provision of registered care and support services to be delivered on-site in the Vale of Leven, West Dunbartonshire.

This Outline Service Specification describes the Service required from the Service Provider and the minimum requirements to be provided throughout the entire term of the Contract. The Service Provider will be free to expand or enhance the specification as part of his tender submission by way of utilising the Method Statements that form an integral part of the tender documentation. The Service must also be appropriately registered by the Scottish Commission for the Regulation of Care (SCRC) and remain registered for the entire period of the Contract, including extensions where applied.

A more detailed specification will be drawn up for use in the tender invitation pack.

Background

The Partnership's capacity planning has identified the need to refresh the existing care home provision in line with 21st Century standards and public expectation. Additionally it has also highlighted the need for more sheltered and very sheltered housing in the area. A site has been identified which would allow the construction of these facilities in close proximity.

Capacity

The Partnership is seeking a provider or a partnership to design and build :

1. 60 bedded care home
2. 20 sheltered houses for older people.

Additionally the Partnership is also seeking a provider to operate the care home service and the sheltered housing service. The care home will be expected to provide to a range of older people's needs including the frail elderly and those with dementia.

Time-scale

Without compromising quality or design standards, it is important that services are available within an agreed timescale. Tenderers must indicate the expected duration of the project which typically should take no longer than two years and the start date for service delivery.

Track Record

Tenderers should demonstrate:

- evidence of financial soundness;
- evidence of managed completion of projects;
- the ability to provide high quality standards of care and staffing that will meet Care Commission and SSSC requirements.

Design standards

Innovative, attractive and flexible design options will be welcomed. An indicative list of facilities, design features, and accommodation options should be included in the tender documentation.

Value for money

The contracted places within the care home will be priced at COSLA national rates. All aspects of the care services and the project build and funding will have to satisfy value for money scrutiny.

Land/Site Acquisitions

The preferred site for this development is owned by NHS Greater Glasgow and Clyde and is within the Vale of Leven Hospital campus. The land for the care home is available for lease and the land for the sheltered housing will be available for purchase at the District Valuer's valuation.

Tenderers will have to demonstrate the viability of proposed site(s), including site investigations and necessary permissions.

Terms of Contract

The development will require to be completed in accordance with a specification acceptable to the Partnership and on Contract terms agreed with the successful tenderer. If these requirements are met, then West Dunbartonshire Council will purchase a set number of places within the development for residential care and a set level of services. These will be purchased on a block and spot basis each year for a period of 30 years.

In addition to the Council's block purchase, the service provider may choose to deliver care and/or support to additional publicly or privately funded residents.

Standard Documents

Tenderers will be expected to submit a standard suite of reports and documents which will include all financial schedules, method statements, insurance documentation and terms and conditions of contract specification.

Other documents will be required and will be detailed in the final tender documentation.

Risk Assessment

Tenderers will be expected to submit risk assessments for all aspects of the tendering process including post contract award requirements.

Finance

Tenderers will be expected to submit all financial information pertinent to the tendering process and the contract generally.

General comment

Detailed requirements and specifications for all of the complete tendering and contractual process will be made available at the earliest opportunity. This will require full discussions with other parties including NHS Greater Glasgow and Clyde, and within West Dunbartonshire Council Legal Services, Procurement and Housing and Regeneration Services.

Stephen West
Manager of Resources