

UK-Truro: Other community, social and personal services
OJ S 22/2013 31/01/2013
Contract award notice
Services

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: Cornwall Housing Ltd
Postal address: New County Hall, Treyew Road
Town: Truro
Postal code: TR1 3AY
Country: United Kingdom
For the attention of: Robert Buckley
E-mail: rbuckley@cornwall.gov.uk
Telephone: +44 1872323461

I.2. Type of the contracting authority

Regional or local authority

I.3. Main activity

Housing and community amenities

I.4. Contract award on behalf of other contracting authorities

The contracting authority is purchasing on behalf of other contracting authorities: no

Section II: Object of the contract

II.1. Description

II.1.1. Title

Provision of emergency accommodation for Cornwall Housing LTD.

II.1.2. Type of contract and place of performance or delivery

Services
Service category No 25: Health and social services
Main site or place of performance: Cornwall.
NUTS code UKK3 Cornwall and Isles of Scilly

II.1.3. Information about a framework agreement or a dynamic purchasing system (DPS)

The procurement involves the establishment of a framework agreement

II.1.4. Short description of the contract or purchase(s)

Cornwall Housing Limited
Cornwall Housing Limited (CHL) is a company owned by Cornwall Council charged with managing and maintaining public sector housing (in the former district areas of Carrick, North Cornwall and Caradon) and other Housing related services (e.g. Homechoice and the Housing Options and Advice service) on behalf of the Council. The company is owned by the Council and any profits made are spent on improving housing in our County.
Project Background

The Housing Service provides a statutory service to any household seeking assistance from the Local Authority (LA) who may be homeless or threatened with homelessness. In order to comply with the relevant legislation (Housing Act 1996, Part VI, as amended by Homeless Act 2002), the LA has a duty to provide interim accommodation to any household to which it has a reason to believe may be homeless and considered priority need.

Bed and breakfast establishments have long been the default providers of emergency interim accommodation for Local Authorities. Cornwall Housing Ltd has inherited the arrangements of the District Councils, with around 30 providers of Bed & Breakfast accommodation across Cornwall that are utilised as part of the Councils statutory obligations in relation to the provision of emergency interim accommodation for homeless households.

The Housing Service has developed a temporary accommodation plan, which includes reduction objectives around use of B&B and exploring more suitable and affordable options. However, the service recognises its current reliance on B&B as a form of emergency accommodation and anticipates requiring access to an adequate supply of suitable accommodation for the short to medium term (e.g. the next 5 years). Cornwall Housing Ltd requires sufficient provision to provide interim accommodation to around 100 households at any one time across the County.

It has been recognised that there is not currently consistency in terms of pricing, standards, access arrangements and management across the service. Accommodation is usually sourced on the day, or perhaps a few days in advance, and is charged on a nightly basis. It is presently the most expensive type of temporary accommodation the council uses. Additionally, demand on the homelessness service has been increasing over the last 12 to 18 months with significant increases in the use of emergency Bed & Breakfast accommodation.

Additionally, because the vast majority (in excess of 99%) of all households placed in B&B rely on Housing Benefit to cover the costs of the emergency provision (less any Housing Benefit ineligible charges) there are financial implications for the Authority. B&B costs are currently higher than the Housing Benefit subsidy cap and as such every placement in B&B represents a direct loss to the Council in terms of subsidy loss (around 10% of overall costs are not able to be recovered).

Therefore, it has been decided that the provision of emergency accommodation is to be formally tendered in order that the Cornwall Housing Ltd can be both assured of the quality and extent of provision, and that it is achieving best value for the council tax payer.

II.1.5. CPV code(s)

98000000 Other community, social and personal services

II.1.6. Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: yes

II.2. Total value of the contract/lot

II.2.1. Total value of the contract/lot

Value: 1 800 000 GBP
excluding VAT

Section IV: Procedure

IV.1. Type of procedure

IV.1.1. Type of procedure

Open

IV.2. Award criteria

IV.2.1. Award criteria

The most economically advantageous tender in terms of

IV.2.2. Information about electronic auction

An electronic auction has been used: no

IV.3. Administrative information

IV.3.1. File reference number attributed by the contracting authority

2011.52L.

IV.3.2. Previous publication concerning this procedure

no

Section V: Award of contract

Contract No: 2011.52L

Lot No: 2

- Lot title: Meeting the emergency accommodation needs of the Housing Advice and Options Service

V.1. Date of conclusion of the contract

16.10.2012

V.2. Information about tenders

Number of tenders received: 21

V.3. Name and address of the contractor

Official name: Copper Beach, Garswood House, Hop and Vine, Pool House, Inverewe, Lyndhurst, Pool House, Queens Hotel, Stay at Home, Tamarisk, Tintagel Arms, Trevanion Lodge, Val Farhall, Victoria, Where do I Stay, Airborne, S M Peters

Postal address: Various

Town: Various

Postal code: Various

Country: United Kingdom

V.4. Information on value of the contract/lot

Initial estimated total value of the contract/lot:

Value: 1 800 000 GBP

excluding VAT

Total value of the procurement:

Value: 1 800 000 GBP

excluding VAT

V.5. Information about subcontracting

The contract is likely to be subcontracted: no

Section VI: Complementary information

VI.1. Information about European Union funds

The procurement is related to a project and/or programme financed by European Union funds:

no

VI.2. Additional information

VI.3. Procedures for review

VI.3.1. Review body

Official name: Cornwall Council
Postal address: New County Hall, Treyew Road
Town: Truro
Postal code: TR1 3AY
Country: United Kingdom

Body responsible for mediation procedures

Official name: Richard Williams
Postal address: New County Hall, Treyew Road
Town: Truro
Postal code: TR1 3AY
Country: United Kingdom

VI.3.2. Review procedure

Precise information on deadline(s) for review procedures: At the point at which tenderers and candidates are notified of the contract award decision a minimum 10 calendar day standstill period will apply during which the unsuccessful tenderers and candidates will have the opportunity to appeal against the decision to award before the contract is concluded. If an appeal regarding the award of the contract has not been successfully resolved, the Public Contracts (Amendment) Regulations 2009 provide for aggrieved parties who have been harmed or believe they are at risk of harm by a breach of the rules to take action in the High Court (England, Wales and Northern Ireland). Any such action must be brought promptly and may take the form of an application for an order to set aside the award decision, suspend the procedure or amend a document, or if the contract has been entered into a claim for a declaration of contract ineffectiveness and/or a claim for damages.

VI.3.3. Service from which information about the review procedure may be obtained

VI.4. Date of dispatch of this notice

28.1.2013