

EXTRA CARE HOUSING Contract Award Briefing

Contract Award Briefing Paper Part I

I. EXECUTIVE SUMMARY

I.1 ECH is delivered within 7 schemes across Plymouth where people (the majority aged 55+) have their own self-contained homes as part of a larger complex, have a legal right to occupy the property and have the provision of 24/7 on-site care and support.

I.2 The service supports people to achieve the following, but not limited to, outcomes:

- People are supported to continue to live independently;
- People are supported individually so that they can lead as natural and independent a life as possible behind the privacy of their own door;
- People with complex needs associated with dementia and physical and mental disability receive skilled services that help them maintain and enjoy an active life;
- A more independent lifestyle may be facilitated for some, whereas the provision of a continually supportive environment will be a key factor for others;
- People are supported to achieve their desired level of involvement with their local Community;
- People are supported to maintain or gain independent living skills following periods of illness and so prevent hospital admission or readmission;
- People are supported to evaluate and manage their own risk and to establish their preferred priorities;
- People passing through the Pathways flats (where applicable) will receive individualised care and support with the aim of achieving a positive outcome for continued independent living;

I.3 The service focuses on two key areas of delivery:

I.3.1 **Core:** The Core service for the seven schemes ensures care and support cover 24-hours a day. This is a fixed arrangement, available to all and delivered through a block payment (non-chargeable to clients). This core service will also provide planned support to those residents who have not been assessed as requiring an Adult Social Care assessed package of care and support but who require low level support to maintain independence, continue to enjoy health and well-being and remain socially engaged.

I.3.2 **Commissioned care:** The provision of one-to-one care and support that a significant number of Extra Care Housing Residents require and which has been assessed as being eligible within Adult Social Care Fair Access to Care Assessment.

I.4 People will have the choice of either selecting the core organisation to deliver this one-to-one care and support (as assessed as eligible by Adult Social Care) or may wish to select a different provider for this purpose.

2. BACKGROUND

2.1 This contract award covers are for LOTS 1 - 4: Extra Care Housing – Care Provision (ECH)

- Lot 1: Extra Care Housing North Locality

- Lot 2: Extra Care Housing East Locality
- Lot 3: Extra Care Housing South Locality
- Lot 4: Extra Care Housing West Locality

3. PROCUREMENT PROCESS

3.1 Procurement was run in accordance with the Open Procedure, which is a single stage Procurement consisting of the conditions of participation and the award criteria. A tender Notice was published on the Central Digital Platform reference number 2025/S 000-034511 on 23/06/2025.

3.2 The procurement was advertised as 4 Lots. Suppliers could tender for a maximum of two lots.

3.3 Tenderers passing all the pass/fail criteria at Conditions of Participation stage had their method statement responses evaluated, by the evaluators to determine the most advantageous tender based on the quality and social value criteria that are linked to the subject matter.

3.4 The high level award criteria:

Criteria	Weighting
Quality	95%
Price	0% (Pass/Fail)
Social Value	5%
TOTAL	100%

3.5 Fourteen compliant tender submissions were received by the submission deadline. 3 suppliers failed Conditions of Participation. The tender submissions were independently evaluated by Council Officers and external partners all of whom have the appropriate skills and experience, to ensure transparency and robustness in the process. Supplier submission information was anonymized for all evaluators.

3.6 The evaluation results are contained in the confidential (Part II) paper.

4. RECOMMENDATION

4.1 To Award the Extra Care Housing Services to:

- Lot 1: Extra Care Housing North Locality to **GP Homecare Limited t/a Radis Community Care** for a total value of £4m. (8 years (4+2+2) total maximum contract value)
- Lot 2: Extra Care Housing East Locality to **GP Homecare Limited t/a Radis Community Care** for a total value of £4.6m. (8 years (4+2+2) total maximum contract value)
- Lot 3: Extra Care Housing South Locality to **Sage Care Limited** for a total maximum contract value of £10m. (8 years (4+2+2) total maximum contract value)
- Lot 4: Extra Care Housing West Locality to **Sage Care Limited** for a total value of £13m. (8 years (4+2+2) total maximum contract value)