**Edwards Court, Extra Care Housing Scheme, Millbrook Village, Exeter**

**Pre-procurement Questionnaire**

The attached presentation provides an overview of the proposed Extra Care Housing (ECH) scheme and we would ask you to complete the following questionnaire, even if you are unable to attend the planned event, to assist Exeter City and Devon County Council in finalising the specification for this scheme.

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| 1. | Consideration is being given to offering the successful bidder a full repairing lease extending to 30 years – with either a rental or a premium payment covering the City Council’s capital cost for the building payable to ECC. What are your views on this proposal and the rental / premium options? |
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| 2. | The City Council are not planning to ‘fit out’ the building once construction is completed, but to require the bidder to do so. To assist with timetabling, in your experience, what would you consider a typical timeframe after practical completion before the building will be let to the first residents. |
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| 3. | The successful bidder will be the landlord and there is a requirement to let the properties on Periodic Assured Tenancies. Do you have any views on this approach? |
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| 4. | As is generally the case in ECH schemes there is a requirement to provide residents with a hot two course meal 365 days per year, if they choose to purchase one. Can you please give your views on the provision of successful catering services in ECH schemes? |
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| 5. | A key requirement for the two Councils in commissioning the scheme is that a co-ordinated ‘activities and wellbeing programme’ is delivered. In your experience, what are the key factors that ensure the success of such programmes? |
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| 6. | The Council envisages the scheme becoming a ‘community hub’, with the wider community able to access the public areas of the scheme, and resident also accessing wider community services in the City. Would you like to bring anything to the Council’s attention that you think they should be cognisant of in relation to this probable requirement in the service specification? |
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| 7. | If you have any further comments to make please include them in the space below. |
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**Thank you for completing this questionnaire.**

**Please return it to** **eccprocurement@exeter.gov.uk** **by 5pm on 21st January 2020.**

**Your responses will remain confidential.**