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Contract

TC1072 Repairs and Maintenance Services to Northwards Housing Managed Stock And Leasehold Properties And New Adaptations Across All Manchester City Council Housing (2021 - 2024)

Manchester City Council

F03: Contract award notice

Notice identifier: 2021/S 000-004016

Procurement identifier (OCID): ocds-h6vhtk-029718

Published 1 March 2021, 12:53pm

Section I: Contracting authority

I.1) Name and addresses

Manchester City Council

Room 407, Town Hall

Manchester

M60 2JR

Contact

Mr Neil Davies

Email

neil.davies@manchester.gov.uk

Fax

+44 1612747343

Country

United Kingdom

NUTS code

UKD33 - Manchester

Internet address(es)

Main address

<http://www.manchester.gov.uk>

Buyer's address

<http://www.manchester.gov.uk>

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

TC1072 Repairs and Maintenance Services to Northwards Housing Managed Stock And Leasehold Properties And New Adaptations Across All Manchester City Council Housing (2021 - 2024)

Reference number

2020/S 209-511810

II.1.2) Main CPV code

- 50000000 - Repair and maintenance services

II.1.3) Type of contract

Services

II.1.4) Short description

This contract consists of statutory and recommended servicing, responsive repairs, security, minor renewals, improvements and new adaptations to the Manchester City Council housing stock which is managed by Northwards Housing Ltd, including communal areas and garages, tenanted and void, arising from its general requirements and statutory and common law duties as landlord, as may be ordered from time to time. An emergency service is also required which includes having a call out facility 24 hours a day, 365 days a year.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £33,195,137

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKD33 - Manchester

II.2.4) Description of the procurement

Manchester City Council and Northwards Housing Ltd (NHL) wish to engage a contractor/service provider to undertake repairs and maintenance services to Northwards Housing area managed stock and leaseholder properties. NHL is the company established to act as an Arm's Length Management Organisation (ALMO) for Manchester City Council's housing in north Manchester and the procurement exercise is for both bodies as the Council is acting on its own behalf and on behalf of NHL. The framework contract will comprise recommended and statutory servicing, day to day repairs and maintenance including void property and minor works repairs, execution of general building works, emergency call outs and an out of hours service, including the following:

all aspects of repairs and maintenance services to domestic dwellings and communal areas including: gas appliance maintenance services; repair and maintenance services for central heating; repairs and maintenance of building installations including typical works listed here but, not limited to:

- asbestos surveying, sampling, reporting, removal and encapsulation;
- plumbing installation and repairs including above and below ground drainage and rainwater goods;
- plastering and dry lining;
- joinery and carpentry installation and repairs;
- bricklaying, pointing and associated lintels, flashings cavity tray installs, etc.;
- roofing and roof-line repairs;
- chimney demolition, renewals and repairs; gas fitting installations and repairs;
- electrical installation and repairs;
- groundworks and concrete foundations work;
- concrete flooring and paving;
- asphalt tanking, flooring and paving;

- tarmac paving repairs;
- fencing installation and repair — concrete, steel and timber;
- internal insulation installation;
- external wall insulation and render repair works;
- external re-decoration;
- internal re-decoration;
- PVCu and composite doors and window installation and repairs;
- double and single glazing;
- metalwork including aluminium window system repairs;
- scaffolding and working at height tasks;
- occasional demolitions of chimneys, roofs, garages, sheds and walls and occasional propping and structural repairs of various types.

There is also multi-trade work to install and maintain fire precautions installations which involves work to improve and repair fire stopping and compartmentation elements throughout the NHL housing stock.

In addition, there is specialist commercial and multi-story mechanical and electrical engineering services including repairs and servicing of: lifts, gas, commercial heating systems, Switch 2 metered heating system, solar thermal heating, photo voltaic panel systems and inverters, ground source heating systems, air source heating systems, heat exchanger systems, commercial burglar alarms, door entry systems, automatic gates, panic alarm systems, fire alarm systems, air conditioning systems, TV aerials and satellite systems, legionella and water quality Testing, PAT testing, electrical inspection condition tests and reports, lightning protection, portable fire equipment, fire stopping, dry risers, fire alarm detection systems, auto operated ventilation systems, sprinkler systems, hearing loop systems.

The contract work also includes new adaptations installation work (excluding lifts/hoists) to potentially any of the Council's HRA properties, three Housing PFIs and other managed properties. This work includes minor disabled adaptations works and occasional major works which could involve extending or altering existing building layouts.

The contract will involve approximately 12 312 council housing stock managed by NHL as at

31 March 2020 . Repairs are also required for an additional 450 leaseholders as at 31 March

2020. The contract may include extra properties, in the future, if the Council needs to add further residential units for new build, or at the end of other existing management agreements. Properties may be removed from the contract at any time through Right to Buy (RTB) sales, government required sales of empty homes and strategic disposals. Two tenant management

organisations (Avro Hollows TMO and SHOUT TMO) who manage approximately 415 properties may, in addition, access and/or utilise the contract. A list of potential addresses is included on the Chest.

The initial contract period will be 3 years with possible options to extend thereafter for up to an additional 3 years. The anticipated services commencement date is 3 April 2021.

II.2.5) Award criteria

Quality criterion - Name: Price / Weighting: 35%

Quality criterion - Name: Quality / Weighting: 35%

Quality criterion - Name: Social Value including Climate Change / Weighting: 30%

Price - Weighting: 35%

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2020/S 209-511810](#)

Section V. Award of contract

Contract No

TC 1072 Repairs and Maintenance Services for Manchester City Council Housing (2021 - 2024)

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

23 February 2021

V.2.2) Information about tenders

Number of tenders received: 2

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 2

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

ENGIE Regeneration Ltd

Shared Services Centre, Q3 Office, Quorum Business Park, Benton Lane

Newcastle upon Tyne

NE12 8EX

Country

United Kingdom

NUTS code

- UKD33 - Manchester

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £33,195,137

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Manchester City Council

Manchester

Country

United Kingdom