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Tender

## **TC1202 No.1 Ancoats Green – Management, Maintenance and Lettings**

Manchester City Council

F02: Contract notice

Notice identifier: 2024/S 000-010404

Procurement identifier (OCID): ocds-h6vhtk-044e83

Published 28 March 2024, 4:15pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Manchester City Council

Floor 5 (Mount Street Elevation) Town Hall Extension, Albert Square

Manchester

M60 2LA

#### **Contact**

Mrs Hayley McCormack

#### **Email**

[hayley.mccormack@manchester.gov.uk](mailto:hayley.mccormack@manchester.gov.uk)

#### **Telephone**

+44 1612345000

#### **Country**

United Kingdom

**Region code**

UKD3 - Greater Manchester

**Internet address(es)**

Main address

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

Buyer's address

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

**I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

[www.the-chest.org.uk](http://www.the-chest.org.uk)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[www.the-chest.org.uk](http://www.the-chest.org.uk)

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

TC1202 No.1 Ancoats Green – Management, Maintenance and Lettings

Reference number

DN715683

#### **II.1.2) Main CPV code**

- 70300000 - Real estate agency services on a fee or contract basis

#### **II.1.3) Type of contract**

Services

#### **II.1.4) Short description**

Manchester City Council and its housing development company, This City, is seeking to procure the services and expertise of a management, maintenance, and lettings agent to provide all day-to-day operations including but not limited to lettings, long-term asset management, lifecycle maintenance, and tenant management of the newly constructed No. 1 Ancoats Green buildings and site.

This City is a new development company founded by its shareholder Manchester City Council in 2021. The ambition is to increase housing development in Manchester by 500 homes each year by 2030, building homes that the city's residents need with at least a fifth of which will be made available at truly affordable Manchester Living Rents.

This contract opportunity is initially for the management, maintenance and letting services for No.1 Ancoats Green. It is intended that through this ITT This City will have the opportunity, without commitment, to extend the contract to the successful bidder to include future This City developments, as set out in the Invitation To Tender Documentation.

Please note the estimated value in this advert includes the potential extension options for the additional sites over the whole potential 10 year life of the contract. Further information is provided in the tender documentation.

#### **II.1.5) Estimated total value**

Value excluding VAT: £15,500,000

### **II.1.6) Information about lots**

This contract is divided into lots: No

## **II.2) Description**

### **II.2.2) Additional CPV code(s)**

- 50700000 - Repair and maintenance services of building installations

### **II.2.3) Place of performance**

NUTS codes

- UKD3 - Greater Manchester

### **II.2.4) Description of the procurement**

Further details are set out in the procurement documents.

### **II.2.5) Award criteria**

Quality criterion - Name: Social Value / Weighting: 20%

Quality criterion - Name: Carbon Reduction / Weighting: 10%

Quality criterion - Name: Quality / Weighting: 35%

Price - Weighting: 35%

### **II.2.6) Estimated value**

Value excluding VAT: £15,500,000

### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

The contract period will be for five (5) years with the option to extend for a further five (5) years. It is intended for the contract to commence in October 2024.

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **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

#### **II.2.14) Additional information**

The Council is using the e-business portal known as the Chest. Applicants will need to register their details at the following link [www.the-chest.org.uk](http://www.the-chest.org.uk). Applicants will need to electronically submit their completed Expression of Interest documents, including standard selection questionnaire, via the on-line portal by 11 am on 29 April 2024 as referred to in IV.2.2.

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### **Section III. Legal, economic, financial and technical information**

#### **III.1) Conditions for participation**

##### **III.1.2) Economic and financial standing**

Selection criteria as stated in the procurement documents

##### **III.1.3) Technical and professional ability**

Selection criteria as stated in the procurement documents

#### **III.2) Conditions related to the contract**

##### **III.2.3) Information about staff responsible for the performance of the contract**

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

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## **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.2.2) Time limit for receipt of tenders or requests to participate**

Date

29 April 2024

Local time

11:00am

#### **IV.2.4) Languages in which tenders or requests to participate may be submitted**

English

#### **IV.2.7) Conditions for opening of tenders**

Date

29 April 2024

Local time

11:00am

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.3) Additional information**

The Council is using the e-business portal known as the Chest. Applicants will need to register their details at the following link [www.the-chest.org.uk](http://www.the-chest.org.uk) . Once registered, applicants will be emailed a log-in and password which will allow them to gain access to the documentation relating to this opportunity. Applicants will need to electronically submit their completed tender documents, including online questionnaire, via the on-line portal by 11am on 29 April 2024 as referred to in IV.2.2. Any clarification queries must also be submitted via the Chest website by the date referred to in the tender documentation.

The contracts will be for 5 years, expected to commence October / November 2024 with option to extend for up to an additional 5 years.

The successful supplier will be required to actively participate in the economic and social regeneration of the locality of, and surroundings of, the place of delivery of the contract. Therefore, selection and award criteria, specification requirements and contract performance conditions may relate in particular to social and environmental considerations as relevant to the subject matter of this project.

The Council reserves the right not to award the contract, as a result of this Contract Notice. The Council shall not be liable for any costs or expenses incurred by any organisation in responding to this notice or in tendering for the proposed contract.

All submissions must be in English, with any clarifications or discussions conducted in English. Tenders and supporting documents must be priced in pounds sterling and all payments under the proposed contract will be made in pounds sterling.

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

The High Court (England, Wales and Northern Ireland)

The Strand

London

WC2A 2LL

Country

United Kingdom

### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

The Council will incorporate a minimum 10 calendar day standstill period at the point information on the award of the contract is communicated to tenderers prior to entering into the contract. If an appeal regarding the award of a contract has not been successfully resolved, the Public Contract Regulations 2015 provide for aggrieved parties who have been harmed or are at risk of harm by a breach of the rules to take action in the High Court (England, Wales and Northern Ireland)