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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

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

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

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

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. 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.

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

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

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 . 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)