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Contract

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

Manchester City Council

F03: Contract award notice

Notice identifier: 2024/S 000-028973

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

Published 10 September 2024, 2:34pm

### **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**

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

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

Buyer's address

<http://www.manchester.gov.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.1.6) Information about lots**

This contract is divided into lots: No

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

Value excluding VAT: £15,500,000

### **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**

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.

#### **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.2.11) 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 tender documents, including online questionnaire, via the on-line portal by 11am on Tuesday 7th May 2024 as referred to in IV.2.2.

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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.2.1) Previous publication concerning this procedure**

Notice number: [2024/S 000-010404](#)

#### **IV.2.9) Information about termination of call for competition in the form of a prior information notice**

The contracting authority will not award any further contracts based on the above prior information notice

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## **Section V. Award of contract**

### **Contract No**

TC1202

### **Title**

No.1 Ancoats Green – Management, Maintenance and Lettings

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

13 August 2024

#### **V.2.2) Information about tenders**

Number of tenders received: 12

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

**V.2.3) Name and address of the contractor**

Pinnacle Housing Ltd

8th Floor, Holborn Tower, 137-144 High Holborn

London

WC1V 6PL

Country

United Kingdom

NUTS code

- UKD3 - Greater Manchester

The contractor is an SME

No

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

Total value of the contract/lot: £15,500,000

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## **Section VI. Complementary information**

### **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