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Tender

Procurement of a Lettings, Management and Maintenance Manager for InReach's Property Portfolio

Birmingham City Council

F02: Contract notice

Notice identifier: 2022/S 000-030619

Procurement identifier (OCID): ocids-h6vhtk-037d8c

Published 31 October 2022, 10:22am

Section I: Contracting authority

I.1) Name and addresses

Birmingham City Council

10 Woodcock Street

Birmingham

B4 7WB

Contact

Corporate Procurement Services

Email

etendering@birmingham.gov.uk

Country

United Kingdom

NUTS code

UKG31 - Birmingham

Internet address(es)

Main address

www.finditinbirmingham.com

Buyer's address

www.in-tendhost.co.uk/birminghamcc

I.3) Communication

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

www.in-tendhost.co.uk/birminghamcc

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.in-tendhost.co.uk/birminghamcc

Tenders or requests to participate must be submitted to the above-mentioned address

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

Procurement of a Lettings, Management and Maintenance Manager for InReach's Property Portfolio

Reference number

P0408-2022

II.1.2) Main CPV code

- 70330000 - Property management services of real estate on a fee or contract basis

II.1.3) Type of contract

Services

II.1.4) Short description

InReach wishes to invite potential suppliers to submit tenders to undertake the Lettings, Management, and Maintenance of the InReach property portfolio. The services required include: 1. Marketing and Letting 2. Tenant Management 3. Property Management 4. Property Maintenance 5. Rent Administration 6. Estate Maintenance The contract duration is for 3 years, with an option to extend for a further period of up to 2 years subject to satisfactory performance and continued requirements.

II.1.5) Estimated total value

Value excluding VAT: £3,200,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 70100000 - Real estate services with own property
- 70330000 - Property management services of real estate on a fee or contract basis

- 70332200 - Commercial property management services
- 70130000 - Letting services of own property

II.2.3) Place of performance

NUTS codes

- UKG - West Midlands (England)

II.2.4) Description of the procurement

An exciting opportunity has arisen to support the business delivery of InReach (Birmingham) Limited, 'InReach', a wholly-owned company of Birmingham City Council. InReach was incorporated in 2014 to provide a further tenancy option for the city residents, offering high-quality accommodation in the Private Rented Sector (PRS). InReach strategy is to develop a portfolio of assets in Birmingham for PRS that will generate a healthy yield and set the standard for tenancy and facilities management. Embankment is InReach's first purpose build apartment building for market rent. It was completed in July 2018 and comprises 92 one and two-bedroomed apartments in the city center of Birmingham. InReach is seeking to develop further PRS dwellings with a pipeline of 270 new homes due to be completed in April 2023. InReach wishes to invite potential suppliers to submit tenders to undertake the Lettings, Management, and Maintenance of the InReach property portfolio. The services required include: 1. Marketing and Letting 2. Tenant Management 3. Property Management 4. Property Maintenance 5. Rent Administration 6. Estate Maintenance The contract duration is for 3 years, with an option to extend for a further period of up to 2 years subject to satisfactory performance and continued requirements.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

36

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

With an option to extend for a further period of up to 2 years subject to satisfactory performance and continued requirements.

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 III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

Further details provided in the tender documentation.

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

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

1 December 2022

Local time

12:00pm

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

English

IV.2.7) Conditions for opening of tenders

Date

1 December 2022

Local time

12:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

The Council will be using its free to use e-tendering system (in-tend) for the administration of this procurement process and potential suppliers must register with the system to be able to express an interest. If you wish to express an interest in this opportunity please click on the following link to access <https://in-tendhost.co.uk/birminghamcc/> and submit your details to register. You will then be sent details on how to log on which will enable you to download all relevant Invitation to Tender (ITT) documentation. Please note TUPE will apply to this contract. The TUPE information will be released to you upon receipt of a signed copy of TUPE Confidentiality Agreement. You are advised to fill this in as soon as possible on receipt and return via <https://in-tendhost.co.uk/birminghamcc/f> you are unable to register with In-tend or have any questions or problems on how to use this web site please either email us at: cps@birmingham.gov.uk Your completed tender submission should be returned by noon on 1st December 2022 via the 'in-tend' system <https://in-tendhost.co.uk/birminghamcc/>

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

Royal Courts of Justice, Strand

London

WC2A 2LL

Country

United Kingdom