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Contract

P-0481 New Islington Estate Management and Maintenance Contract

Manchester City Council

F03: Contract award notice

Notice identifier: 2025/S 000-051097

Procurement identifier (OCID): ocds-h6vhtk-04deb6

Published 26 August 2025, 7:55am

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

Ms Samantha Wilson

Email

samantha.wilson@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

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

P-0481 New Islington Estate Management and Maintenance Contract

Reference number

DN763492

II.1.2) Main CPV code

- 70000000 - Real estate services

II.1.3) Type of contract

Services

II.1.4) Short description

The New Islington Estate requires a Managing Agent to undertake effective management and maintenance of the common parts, throughout the remaining development period and into the future, ensuring that the area operates as an active and sustainable residential community with a management and maintenance regime commensurate with the requirements of an emerging city centre neighbourhood.

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: £2,500,000

II.2) Description

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKD3 - Greater Manchester

II.2.4) Description of the procurement

Further details were set out in the procurement documents.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 35

Quality criterion - Name: social value / Weighting: 20

Quality criterion - Name: Zero Carbon & Environment / Weighting: 10

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 used the e-business portal known as the Chest. Applicants were required to

register their details at the following link www.the-chest.org.uk. Applicants were required to

electronically submit their completed tender documents, including online questionnaire, via

the on-line portal by 11am on Monday 31st March 2025 as referred to in IV.2.2.

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: [2025/S 000-004953](#)

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

23 July 2025

V.2.2) Information about tenders

Number of tenders received: 4

Number of tenders received from SMEs: 2

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

Number of tenders received from tenderers from non-EU Member States: 4

Number of tenders received by electronic means: 4

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

V.2.3) Name and address of the contractor

Cube Homes Ltd

2a Derwent Avenue

Manchester

M21 7QP

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)

Initial estimated total value of the contract/lot: £2,500,000

Total value of the contract/lot: £2,500,000

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

