

**Reino Unido-Manchester: Servicios de reparación y mantenimiento**

OJ S 45/2021 05/03/2021

**Anuncio de adjudicación de contrato****Servicios****Base jurídica:**

Directiva 2014/24/UE

**Apartado I: Poder adjudicador**

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**I.1. Nombre y direcciones**

Nombre oficial: Manchester City Council

Dirección postal: Room 407, Town Hall

Localidad: Manchester

Código NUTS: UKD33 Manchester

Código postal: M60 2JR

País: Reino Unido

Persona de contacto: Mr Neil Davies

Correo electrónico: [neil.davies@manchester.gov.uk](mailto:neil.davies@manchester.gov.uk)

Fax: +44 1612747343

**Direcciones de internet:**Dirección principal: <http://www.manchester.gov.uk>Dirección del perfil de comprador: <http://www.manchester.gov.uk>**I.2. Información sobre contratación conjunta**

El contrato es adjudicado por una central de compras

**I.4. Tipo de poder adjudicador**

Organismo de Derecho público

**I.5. Principal actividad**

Vivienda y servicios comunitarios

**Apartado II: Objeto**

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**II.1. Ámbito de la contratación****II.1.1. Denominación**

TC1072 Repairs and Maintenance Services to Northwards Housing Managed Stock and Leasehold Properties and New Adaptations Across All Manchester City Council Housing (2021 — 2024)

Número de referencia: 2020/S 209-511810

**II.1.2. Código CPV principal**

50000000 Servicios de reparación y mantenimiento

**II.1.3. Tipo de contrato**

Servicios

**II.1.4. Breve descripción**

This contract consists of statutory and recommended servicing, responsive repairs, security, minor renewals, improvements and new adaptations to the Manchester City Council housing stock which is managed by Northwards Housing Ltd, including communal areas and garages, tenanted and void, arising from its general requirements and statutory and common law duties as landlord, as may be ordered from time to time. An emergency service is also required which includes having a call out facility 24 hours a day, 365 days a year.

#### **II.1.6. Información relativa a los lotes**

El contrato está dividido en lotes: no

#### **II.1.7. Valor total de la contratación**

Valor IVA excluido: 33 195 137,00 GBP

### **II.2. Descripción**

#### **II.2.3. Lugar de ejecución**

Código NUTS: UKD33 Manchester

#### **II.2.4. Descripción del contrato**

Manchester City Council and Northwards Housing Ltd (NHL) wish to engage a contractor /service provider to undertake repairs and maintenance services to Northwards Housing area managed stock and leaseholder properties. NHL is the company established to act as an Arm's Length Management Organisation (ALMO) for Manchester City Council's housing in north Manchester and the procurement exercise is for both bodies as the Council is acting on its own behalf and on behalf of NHL. The framework contract will comprise recommended and statutory servicing, day to day repairs and maintenance including void property and minor works repairs, execution of general building works, emergency call outs and an out of hours service, including the following:

All aspects of repairs and maintenance services to domestic dwellings and communal areas including: gas appliance maintenance services; repair and maintenance services for central heating; repairs and maintenance of building installations including typical works listed here but, not limited to:

- asbestos surveying, sampling, reporting, removal and encapsulation,
- plumbing installation and repairs including above and below ground drainage and rainwater goods,
- plastering and dry lining,
- joinery and carpentry installation and repairs,
- bricklaying, pointing and associated lintels, flashings cavity tray installs, etc.,
- roofing and roof-line repairs,
- chimney demolition, renewals and repairs; gas fitting installations and repairs,
- electrical installation and repairs,
- groundworks and concrete foundations work,
- concrete flooring and paving,
- asphalt tanking, flooring and paving,
- tarmac paving repairs,
- fencing installation and repair — concrete, steel and timber,
- internal insulation installation,
- external wall insulation and render repair works,
- external re-decoration,
- internal re-decoration,
- PVCu and composite doors and window installation and repairs,
- double and single glazing,

- metalwork including aluminium window system repairs,
- scaffolding and working at height tasks,
- occasional demolitions of chimneys, roofs, garages, sheds and walls and occasional propping and structural repairs of various types.

There is also multi-trade work to install and maintain fire precautions installations which involves work to improve and repair fire stopping and compartmentation elements throughout the NHL housing stock.

In addition, there is specialist commercial and multi-story mechanical and electrical engineering services including repairs and servicing of: lifts, gas, commercial heating systems, Switch 2 metered heating system, solar thermal heating, photo voltaic panel systems and inverters, ground source heating systems, air source heating systems, heat exchanger systems, commercial burglar alarms, door entry systems, automatic gates, panic alarm systems, fire alarm systems, air conditioning systems, TV aerials and satellite systems, legionella and water quality Testing, PAT testing, electrical inspection condition tests and reports, lightning protection, portable fire equipment, fire stopping, dry risers, fire alarm detection systems, auto operated ventilation systems, sprinkler systems, hearing loop systems. The contract work also includes new adaptations installation work (excluding lifts/hoists) to potentially any of the Council's HRA properties, three Housing PFIs and other managed properties. This work includes minor disabled adaptations works and occasional major works which could involve extending or altering existing building layouts.

The contract will involve approximately 12 312 council housing stock managed by NHL as at 31 March 2020. Repairs are also required for an additional 450 leaseholders as at 31 March 2020. The contract may include extra properties, in the future, if the Council needs to add further residential units for new build, or at the end of other existing management agreements. Properties may be removed from the contract at any time through Right to Buy (RTB) sales, government required sales of empty homes and strategic disposals. Two tenant management Organisations (Avro Hollows TMO and SHOUT TMO) who manage approximately 415 properties may, in addition, access and/or utilise the contract. A list of potential addresses is included on the Chest.

The initial contract period will be 3 years with possible options to extend thereafter for up to an additional 3 years. The anticipated services commencement date is 3 April 2021.

#### **II.2.5. Criterios de adjudicación**

Criterio de calidad - Nombre: Price / Ponderación: 35 %

Criterio de calidad - Nombre: Quality / Ponderación: 35 %

Criterio de calidad - Nombre: Social value including climate change / Ponderación: 30 %

Precio - Ponderación: 35 %

#### **II.2.11. Información sobre las opciones**

Opciones: no

#### **II.2.13. Información sobre fondos de la Unión Europea**

El contrato se refiere a un proyecto o programa financiado con fondos de la Unión Europea: no

#### **II.2.14. Información adicional**

### **Apartado IV: Procedimiento**

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#### **IV.1. Descripción**

##### **IV.1.1. Tipo de procedimiento**

Procedimiento abierto

#### **IV.1.3. Información sobre un acuerdo marco o un sistema dinámico de adquisición**

#### **IV.1.8. Información acerca del Acuerdo sobre Contratación Pública**

El contrato está cubierto por el Acuerdo sobre Contratación Pública: sí

#### **IV.2. Información administrativa**

##### **IV.2.1. Publicación anterior referente al presente procedimiento**

Número de anuncio en el DO S: [2020/S 209-511810](#)

##### **IV.2.8. Información sobre la terminación del sistema dinámico de adquisición**

##### **IV.2.9. Información sobre la anulación de la convocatoria de licitación en forma de anuncio de información previa**

### **Apartado V: Adjudicación de contrato**

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**Contrato nº:** TC 1072 Repairs and Maintenance Services for Manchester City Council Housing (2021 - 2024)

Se adjudica un contrato/lote: sí

#### **V.2. Adjudicación de contrato**

##### **V.2.1. Fecha de celebración del contrato**

23/02/2021

##### **V.2.2. Información sobre las ofertas**

Número de ofertas recibidas: 2

Número de ofertas recibidas de PYME: 0

Número de ofertas recibidas de licitadores procedentes de otros Estados miembros de la Unión Europea: 0

Número de ofertas recibidas de licitadores procedentes de terceros países: 0

Número de ofertas recibidas por medios electrónicos: 2

El contrato ha sido adjudicado a un grupo de operadores económicos: no

##### **V.2.3. Nombre y dirección del contratista**

Nombre oficial: ENGIE Regeneration Ltd

Dirección postal: Shared Services Centre, Q3 Office, Quorum Business Park, Benton Lane

Localidad: Newcastle upon Tyne

Código NUTS: UKD33 Manchester

Código postal: NE12 8EX

País: Reino Unido

El contratista es una PYME: no

##### **V.2.4. Información sobre el valor del contrato/lote**

Valor total del contrato/lote: 33 195 137,00 GBP

##### **V.2.5. Información sobre la subcontratación**

### **Apartado VI: Información complementaria**

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#### **VI.3. Información adicional**

#### **VI.4. Procedimientos de recurso**

##### **VI.4.1. Órgano competente para los procedimientos de recurso**

Nombre oficial: Manchester City Council

Localidad: Manchester

País: Reino Unido

##### **VI.5. Fecha de envío del presente anuncio**

01/03/2021