

Royaume-Uni-Manchester: Services de réparation et d'entretien

OJ S 45/2021 05/03/2021

Avis d'attribution de marché

Services

Base juridique:

Directive 2014/24/UE

Section I: Pouvoir adjudicateur

I.1. Nom et adresses

Nom officiel: Manchester City Council

Adresse postale: Room 407, Town Hall

Ville: Manchester

Code NUTS: UKD33 Manchester

Code postal: M60 2JR

Pays: Royaume-Uni

Point(s) de contact: Mr Neil Davies

Courriel: neil.davies@manchester.gov.uk

Fax: +44 1612747343

Adresse(s) internet:Adresse principale: <http://www.manchester.gov.uk>Adresse du profil d'acheteur: <http://www.manchester.gov.uk>**I.2. Informations sur la passation conjointe de marchés**

Le marché est attribué par une centrale d'achat

I.4. Type de pouvoir adjudicateur

Organisme de droit public

I.5. Activité principale

Logement et équipements collectifs

Section II: Objet

II.1. Étendue du marché**II.1.1. Intitulé**

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

Numéro de référence: 2020/S 209-511810

II.1.2. Code CPV principal

50000000 Services de réparation et d'entretien

II.1.3. Type de marché

Services

II.1.4. Description succincte

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. Information sur les lots

Ce marché est divisé en lots: non

II.1.7. Valeur totale du marché

Valeur hors TVA: 33 195 137,00 GBP

II.2. Description

II.2.3. Lieu d'exécution

Code NUTS: UKD33 Manchester

II.2.4. Description des prestations

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. Critères d'attribution

Critère de qualité - Nom: Price / Pondération: 35 %

Critère de qualité - Nom: Quality / Pondération: 35 %

Critère de qualité - Nom: Social value including climate change / Pondération: 30 %

Prix - Pondération: 35 %

II.2.11. Information sur les options

Options: non

II.2.13. Information sur les fonds de l'Union européenne

Le contrat s'inscrit dans un projet/programme financé par des fonds de l'Union européenne:
non

II.2.14. Informations complémentaires

Section IV: Procédure

IV.1. Description

IV.1.1.

Type de procédure

Procédure ouverte

IV.1.3. Information sur l'accord-cadre ou le système d'acquisition dynamique

IV.1.8. Information concernant l'accord sur les marchés publics (AMP)

Le marché est couvert par l'accord sur les marchés publics: oui

IV.2. Renseignements d'ordre administratif

IV.2.1. Publication antérieure relative à la présente procédure

Numéro de l'avis au JO série S: [2020/S 209-511810](#)

IV.2.8. Informations sur l'abandon du système d'acquisition dynamique

IV.2.9. Informations sur l'abandon de la procédure d'appel à la concurrence sous la forme d'un avis de préinformation

Section V: Attribution du marché

Marché n°: TC 1072 Repairs and Maintenance Services for Manchester City Council Housing (2021 - 2024)

Un marché/lot est attribué: oui

V.2. Attribution du marché

V.2.1. Date de conclusion du marché

23/02/2021

V.2.2. Informations sur les offres

Nombre d'offres reçues: 2

Nombre d'offres reçues de la part de PME: 0

Nombre d'offres reçues de la part de soumissionnaires d'autres États membres de l'UE: 0

Nombre d'offres reçues de la part de soumissionnaires d'États non membres de l'UE: 0

Nombre d'offres reçues par voie électronique: 2

Le marché a été attribué à un groupement d'opérateurs économiques: non

V.2.3. Nom et adresse du titulaire

Nom officiel: ENGIE Regeneration Ltd

Adresse postale: Shared Services Centre, Q3 Office, Quorum Business Park, Benton Lane

Ville: Newcastle upon Tyne

Code NUTS: UKD33 Manchester

Code postal: NE12 8EX

Pays: Royaume-Uni

Le titulaire est une PME: non

V.2.4. Informations sur le montant du marché/du lot

Valeur totale du marché/du lot: 33 195 137,00 GBP

V.2.5. Information sur la sous-traitance

Section VI: Renseignements complémentaires

VI.3. Informations complémentaires

VI.4. Procédures de recours

VI.4.1. Instance chargée des procédures de recours

Nom officiel: Manchester City Council

Ville: Manchester

Pays: Royaume-Uni

VI.5. Date d'envoi du présent avis

01/03/2021